



PLANNING COMMISSION MEETING

June 26, 2025 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

David Nebergall, Chairman

Brad Matheny, Vice-Chairman
Joram Kiggundu, Commissioner
Phillip Trocquet, Assistant Town Manager
Patrick Stough, Town Attorney

Terry Noble, Commissioner
Jeff Duncan, Commissioner
Ciara Willis, Assistant Town Clerk

AGENDA

The meeting can be accessed live at https://www.youtube.com/@tyrone_GA. If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins (brandon.perkins@tyronega.gov).

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

1. April 10th, 2025

IV. PUBLIC HEARING

V. NEW BUSINESS

2. Consideration to approve a final site plan and landscape plan from applicant Highland Engineering for 100 Barrons Court. **Phillip Trocquet, Community Development**

3. Consideration to approve a Final Plat from applicant Jerry Crozier for a property addressed at 210 Crestwood Road. **Phillip Trocquet, Community Development**

VI. STAFF COMMENTS

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

TYRONE PLANNING COMMISSION MEETING

Section III, Item 1.

MINUTES

April 10, 2025 at 7:00 PM

David Nebergall, Chairman

Brad Matheny, Vice-Chairman
Joram Kiggundu, Commissioner
Phillip Trocquet, Assistant Town Manager
Patrick Stough, Town Attorney

Terry Noble, Commissioner
Jeff Duncan, Commissioner
Ciara Willis, Assistant Town Clerk

Absent:

Brad Matheny, Vice-Chairman
Patrick Stough, Town Attorney

Also Present:

Billy Campbell, Council Member

I. CALL TO ORDER

II. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.

Voting Yea: Chairman Nebergall, Commissioner Noble, Commissioner Duncan, Commissioner Kiggundu.

III. APPROVAL OF MINUTES

1. February 27th, 2025

A motion was made to approve the February 27, 2025 meeting minutes.

Motion made by Commissioner Kiggundu, Seconded by Commissioner Duncan.

Voting Yea: Chairman Nebergall, Commissioner Noble, Commissioner Duncan, Commissioner Kiggundu.

IV. PUBLIC HEARING

V. NEW BUSINESS

2. Consideration of an Architectural Approval from applicant Jason Walls for parcel 0726-031 (100 Barrons Court). **Phillip Trocquet, Community Development**

Mr. Trocquet presented the item and stated that the architectural rendering and conceptual site plan were bundled for approval. He added that the current address was 100 Barrons Court, but the property fronted all three roads and could have two other address options. The building would be located directly behind the Space Express carwash.

The property would consist of two suites, totaling 8,000 s.f. The intended use for Dogtopia was a dog grooming and day-boarding (doggie day care) facility for the main suite. The other suite would be designated for retail, but a tenant had yet to be selected.

The parcel was located at the corner of St. Stephens Court, Barrons Court, and Senoia Road, with frontage on each street. St. Stephens Court and Barrons Court were private drives, and standard side-yard setbacks applied along these streets.

Mr. Trocquet stated that this property lies within the commercial corridor character area, which encourages commercial development consistent with surrounding zoning that maintains a high standard of architecture, landscaping, and sign controls while maintaining traffic circulation throughout the development.

This submission was consistent with the Comp Plan's stated goals for the commercial corridor character area, with a proposed building matching this development strategy. Mr. Trocquet mentioned that staff had initial concerns regarding parking adjacent to St. Stephens Court. He then noted that, as a private road, the same requirements do not apply to a public road. However, turn movements, lane widths, and parking movements that pertain to parking lots would still apply. He added that staff requested that vehicular turning movements from adjacent business curb cuts be shown to demonstrate no conflict.

Commissioner Noble inquired about the proximity of this property to Goodwill. Mr. Trocquet pointed out on the concept site plan that Goodwill was directly next to this property, and both would have internal-facing driveways.

Upon review, staff found that the proposed architectural renderings were consistent with the Town's Overlay and Architectural Ordinance requirements. The building's façade met the 70% Type A material requirement, utilizing brick and glass as the primary materials. The selected colors for the building matched the earthen tone requirement and the surrounding buildings. The overall architectural style and quality were compatible with the surrounding structures, and minimum site requirements, such as parking, had been satisfied. Mr. Trocquet emphasized that final site plan submissions must include detailed landscaping and stormwater management plans.

Commissioner Kiggundu asked if the parking space surface in the stormwater treatment area would be a different type of permeable material. Mr. Trocquet stated that the water treatment area would be an underground facility or an impervious surface. He added that the detention facility for this property was off-site behind Publix, but water treatment and water quality were required to be installed on-site.

Staff recommended approval of the architectural renders and concept plan as submitted.

A motion was made to approve the architectural renderings and conceptual site plan for parcel 0726-031.

Motion made by Commissioner Duncan, Seconded by Commissioner Noble.
Voting Yea: Chairman Nebergall, Commissioner Noble, Commissioner Duncan,
Commissioner Kiggundu.

VI. STAFF COMMENTS

3. Update regarding TCMU ordinance changes. **Phillip Trocquet, Community Development**

Mr. Trocquet updated the Commissioners regarding the Town Center Mixed-Use (TCMU) ordinance modifications. The main changes included adding townhomes and cottage courts to the ordinance. He emphasized that the density requirement of 4 units per acre would remain the same. The residential use types proposed would be single-family homes, cottage courts detached homes, townhomes, and flats over commercial space in the downtown district. He added that townhomes would be internal-facing only as part of a development, not fronting a main road.

Commissioner Noble left the meeting at 7:27 p.m.

Mr. Trocquet then explained the new format for the Planning Commission staff reports. The staff reports would now come from SharePoint, which acts like a mini-site and includes a dynamic zoning map. He added that the hub would be robust and available to the public.

VII. COMMISSION COMMENTS

VIII. ADJOURNMENT

A motion was made to adjourn.


Motion made by Commissioner Duncan.
Voting Yea: Chairman Nebergall, Commissioner Duncan, Commissioner Kiggundu.

The meeting adjourned at 7:53 p.m.

By: _____
David Nebergall, Chairman

Attest: _____
Ciara Willis, Assistant Town Clerk

100 Barrons Court Final Site & Landscape Approval

 Phillip Trocquet
Asst. Town Manager
Published 6/23/2025 · 2 min read

Application #	Planning Commission Date	Town Council Date
24TYR-SITEP00002	06/26/2025	N/A

Application Details

Address	Owner	Parcel #
100 Barrons Court	MAP Equities LLC	0726 031
Zoning	Proposed Zoning	Future Land Use
C-2 (Highway Commercial)	N/A	Commercial Corridor
Surrounding Zoning	Site Improvements	Acreage
North: C-2, South: C-2, East: C-1, West, C-2	None	1.0

Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

Street View Map

Property
33.488127, -84.583759



50 feet 20 m
© 2025 TomTom, © Vexcel Imaging, © 2025 Microsoft Corporation, © OpenStreetMap

Summary & History

The applicant has submitted an application for final site plan and landscape plan for a two-suite 8,000 s.f. commercial building at 100 Barrons Court. The intended use for this building is as a dog grooming and day-boarding (doggie day care) facility for the main suite. A tenant for the second suite has not yet been identified.

The building is located at the corner of St. Stephens Court, Barrons Court, and Senoia Road with frontage on each street. Both St. Stephens Court and Barrons Court are private drives with standard side-yard setbacks applying along these streets.

Comprehensive Plan & Future Development Map Compatibility

This property lies within the Commercial Corridor character areas which encourages commercial development consistent with surrounding zoning that maintains a high standard of architecture, landscaping, and sign controls while maintaining traffic circulation throughout the development.

This submission is consistent with the Comp Plan's stated goals for the Commercial Corridor character area with the proposed building matching this development strategy. Staff had some initial concerns regarding the parking directly adjacent to St. Stephens court. As a private road, the same requirements do not apply as to a public road, however turn movements, lane widths, and parking movements that pertain to parking lots would still apply. As such, staff requested that vehicular turning movements from adjacent business curb cuts be shown to demonstrate no conflict. This has been done as well as the addition of a stop sign at the corner of St. Stephens Ct. and Barrons Ct.






1 of 2



Town of Tyrone Zoning Map

Document Downloads

[See all](#)

 	Name ▾	Modified  ▾	Modified By ▾
	2025 Planning Commission Meetings	April 4	Phillip Trocquet
	Town Planning Documents	April 9	Phillip Trocquet

- GENERAL NOTES:**
- OWNER/PRIMARY PERMITTEE:**
ORTMAN VENTURES LLC
624 MAGNOLIA LANE
PEACHTREE CITY, GA 30269
CONTACT: LYNN ORTMAN / OWNER
TELEPHONE: (512) 745-3079
EMAIL: lynn.ortman@dogtopia.com
 - ENGINEER:**
HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K ALMAND, P.E.
EMAIL: REID.ALMAND@HIGHLANDLP.US
PHONE: (770) 631-0499
 - ARCHITECT:**
JEFFERSON BROWNE ARCHITECTURE, INC
150 HUDDLESTON ROAD #1000
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWNE
PHONE: (770) 632-9545
 - SITE DATA:**
ADDRESS : OLD SENOIA ROAD
FLOOD MAP: #13113C0077E DATED: SEPTEMBER 26, 2008
ZONING: C2 (HIGHWAY COMMERCIAL)
TOTAL SITE AREA = 1.0 AC.
DISTURBED AREA = 90 AC.
IMPERVIOUS SURFACE CALCULATIONS:
ALLOWED: 75% TOTAL SITE AREA
(.75 X 1 = 0.75 AC. MAX.)
EXISTING IMPERVIOUS AREA = 0.15 AC.
PROPOSED IMPERVIOUS AREA = 0.51 AC.
TOTAL IMPERVIOUS AREA = 0.66 AC.
 - PROPOSED DEVELOPMENT:**
 - BUILDING SETBACKS:**
FRONT = 50 FT
SIDE = 30 FT
REAR = 20 FT
BUFFER = 20 FT
NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING
25 FOOT REAR SETBACK AT SENOIA ROAD.
 - PARKING/VEHICLE STORAGE :**
DOGTOPIA (OFFICE): 4 SPACES PER 1000 SF
REQUIRED SPACES: 20 SPACES
RETAIL: 5.5 SPACES PER 1000 SF
REQUIRED SPACES: 16.5 SPACES

TOTAL SPACES REQUIRED = 37 SPACES
TOTAL SPACES PROVIDED = 37 SPACES

NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT MINIMUM. ALL PARKING LOT LANDSCAPE
ISLANDS ARE 9 FEET MINIMUM WIDTH. ALL DRIVE AISLES ARE 24 FEET MINIMUM WIDTH, UNLESS
OTHERWISE NOTED.
 - 24 HOUR CONTACT: LYNN ORTMAN, 512-745-3079
 - PROJECT NARRATIVE:** THIS DEVELOPMENT IS LOCATED ON A PREVIOUSLY CLEARED LOT OF A
COMMERCIAL SUBDIVISION AND WILL CONSIST OF AN 8,000 S.F. BUILDING WITH ASSOCIATED
PARKING, UTILITIES, STORMWATER AND LANDSCAPING.
 - ECOLOGY:**WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF
THE PROPOSED DEVELOPMENT.
 - FLOODPLAIN:** NO PORTION OF THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY
PANEL #13113C0077E DATED: SEPTEMBER 26, 2008.
 - STORMWATER MANAGEMENT NARRATIVE:** STORMWATER MANAGEMENT PROVIDED BY AN
EXISTING MASTER STORMWATER MANAGEMENT FACILITY LOCATED BEHIND THE PUBLIX
SHOPPING CENTER, WITH ADDITIONAL WATER QUALITY TO BE TREATED ONSITE VIA HYDRO
INTERNATIONAL FIRST DEFENSE WATER QUALITY STRUCTURE TREATING MOST OF THE
PROPOSED IMPERVIOUS SURFACE AREAS ONSITE AS WELL AS AN AREA OF UNTREATED OFF
SITE IMPERVIOUS AREAS.
 - UTILITIES:** WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER
SERVICE PROVIDED BY THE TOWN OF TYRONE PUBLIC WORKS. BOTH ARE PROVIDED TO THE
IMMEDIATE SITE AREA.
 - FIRE PROTECTION:** FIRE HYDRANT SPACING SHALL MEET THE CRITERIA IN APPENDIX B AND C OF
THE MOST RECENT INTERNATIONAL FIRE CODE APPROVED BY THE TOWN OF TYRONE. ALL
WORK WILL BE COORDINATED WITH THE FAYETTE COUNTY FIRE MARSHAL. EXISTING FIRE
HYDRANTS ON ST. STEPHENS COURT AND OLD SENOIA ROAD SATISFY HOSE LAY
REQUIREMENTS.
 - ALL WORK SHALL CONFORM TO TOWN OF TYRONE STANDARDS AND SPECIFICATIONS. IT IS THE
CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED
INSPECTIONS.
 - SIGN PERMIT REQUIRED: APPROVAL OF FINAL SITE PLAN DOES NOT CONSTITUTE APPROVAL OF
SIGNAGE OR SIGN LOCATION. ALL WALL AND MONUMENT SIGNS MUST BE SUBMITTED FOR
REVIEW TO THE TOWN SEPARATELY.
 - NO GDOT PERMITS APPLICABLE TO THIS DEVELOPMENT.
 - NO ARMY CORPS PERMITS APPLICABLE TO THIS DEVELOPMENT.
 - ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF
THE M.U.T.C.D. (WITH SPECIFICATIONS PUT ON PLAN).

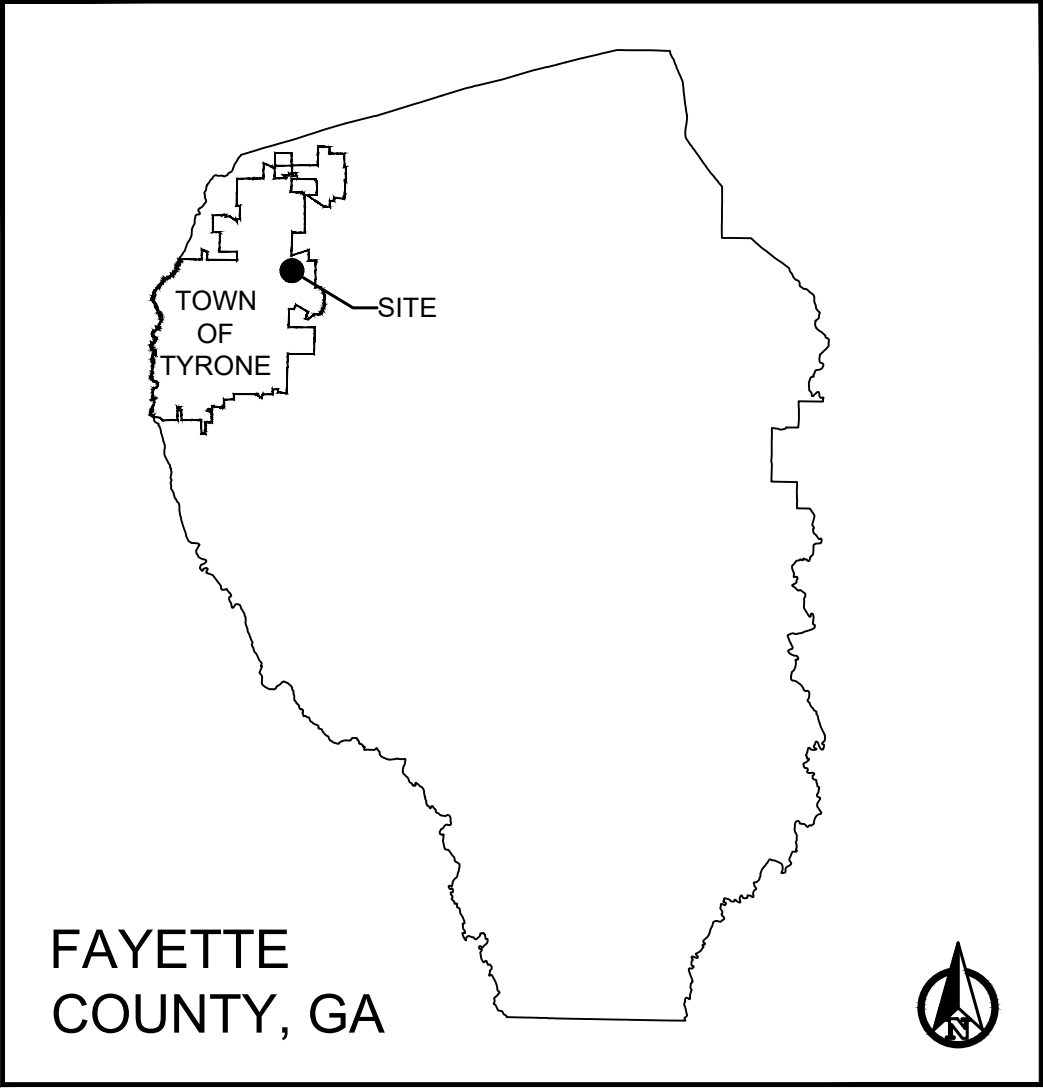
Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C200	SITE PLAN
C300	GRADING AND DRAINAGE
C350	STORM PIPE PROFILES AND CHARTS
C400	UTILITY PLAN
C500	EROSION CONTROL COVER
C501	COMPREHENSIVE MONITORING PLAN
C502	N.P.D.E.S. CHECKLIST
C503	DRAINAGE BASINS
C510	THREE PHASE EROSION AND SEDIMENTATION CONTROL PLAN
C600	EROSION DETAILS
C601	EROSION DETAILS
C602	EROSION DETAILS
C700	CONSTRUCTION DETAILS
C701	CONSTRUCTION DETAILS
C702	CONSTRUCTION DETAILS
C703	CONSTRUCTION DETAILS
C704	CONSTRUCTION DETAILS
C705	CONSTRUCTION DETAILS
C706	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN

PLANS EXPIRE 12 MONTHS FROM APPROVAL DATE UNLESS A
LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY
DEVELOPMENT INSPECTOR.

EXPIRATION DATE: _____

NOTE:
ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED
IN EROSION AND SEDIMENT CONTROL BY THE GASWCC OR SUPERVISED BY
SOMEONE WHO IS.

VICINITY MAP

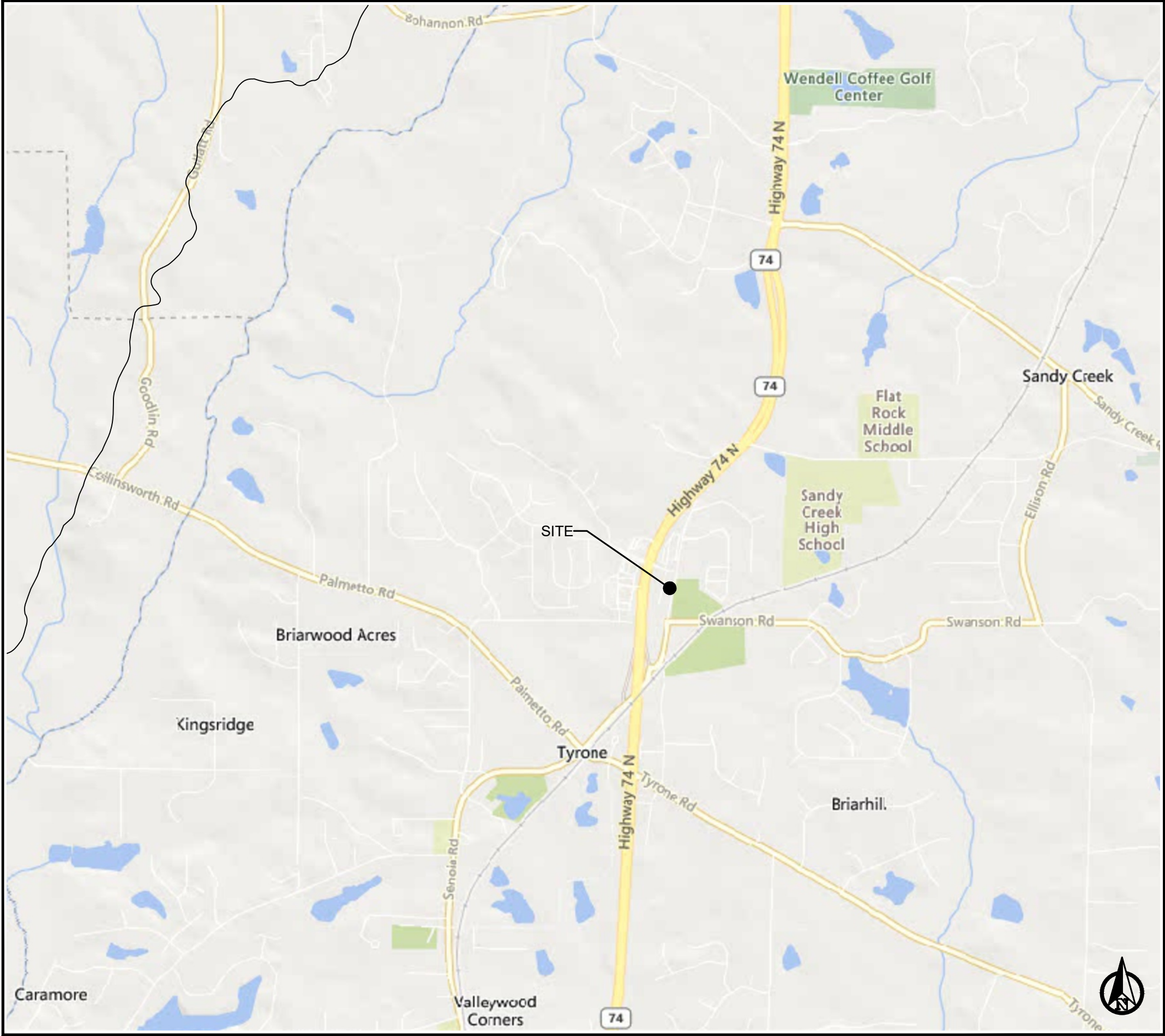


SITE DEVELOPMENT PLANS FOR DOGTOPIA

LAND LOT 116 OF THE 7th DISTRICT, TOWN OF TYRONE
FAYETTE COUNTY, GEORGIA
SITE ADDRESS: OLD SENOIA ROAD

GPS LOCATION OF
THE CONSTRUCTION EXIT
LAT: 33.291635°N
LONG: - 84.35132°W

SITE LOCATION MAP



Section V, Item 2.	
Rev.	Date
1.	ISSUE FOR REVIEW
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	
26.	
27.	
28.	
29.	
30.	
31.	
32.	
33.	
34.	
35.	
36.	
37.	
38.	
39.	
40.	
41.	
42.	
43.	
44.	
45.	
46.	
47.	
48.	
49.	
50.	
51.	
52.	
53.	
54.	
55.	
56.	
57.	
58.	
59.	
60.	
61.	
62.	
63.	
64.	
65.	
66.	
67.	
68.	
69.	
70.	
71.	
72.	
73.	
74.	
75.	
76.	
77.	
78.	
79.	
80.	
81.	
82.	
83.	
84.	
85.	
86.	
87.	
88.	
89.	
90.	
91.	
92.	
93.	
94.	
95.	
96.	
97.	
98.	
99.	
100.	
101.	
102.	
103.	
104.	
105.	
106.	
107.	
108.	
109.	
110.	
111.	
112.	
113.	
114.	
115.	
116.	
117.	
118.	
119.	
120.	
121.	
122.	
123.	
124.	
125.	
126.	
127.	
128.	
129.	
130.	
131.	
132.	
133.	
134.	
135.	
136.	
137.	
138.	
139.	
140.	
141.	
142.	
143.	
144.	
145.	
146.	
147.	
148.	
149.	
150.	
151.	
152.	
153.	
154.	
155.	
156.	
157.	
158.	
159.	
160.	
161.	
162.	
163.	
164.	
165.	
166.	
167.	
168.	
169.	
170.	
171.	
172.	
173.	
174.	
175.	
176.	
177.	
178.	
179.	
180.	
181.	
182.	
183.	
184.	
185.	
186.	
187.	
188.	
189.	
190.	
191.	
192.	
193.	
194.	
195.	
196.	
197.	
198.	
199.	
200.	
201.	
202.	
203.	
204.	
205.	
206.	
207.	
208.	
209.	
210.	
211.	
212.	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220.	
221.	
222.	
223.	
224.	
225.	
226.	
227.	
228.	
229.	
230.	
231.	
232.	
233.	
234.	
235.	
236.	
237.	
238.	
239.	
240.	
241.	
242.	
243.	
244.	
245.	
246.	
247.	
248.	
249.	
250.	
251.	
252.	
253.	
254.	
255.	
256.	
257.	
258.	
259.	
260.	
261.	
262.	
263.	
264.	
265.	
266.	
267.	
268.	
269.	
270.	
271.	
272.	
273.	
274.	
275.	
276.	
277.	
278.	
279.	
280.	
281.	
282.	
283.	
284.	
285.	
286.	
287.	
288.	
289.	
290.	
291.	
292.	
293.	
294.	
295.	
296.	
297.	
298.	
299.	
300.	
301.	
302.	
303.	
304.	
305.	
306.	
307.	
308.	
309.	
310.	
311.	
312.	
313.	
314.	
315.	
316.	
317.	
318.	
319.	
320.	
321.	
322.	
323.	
324.	
325.	
326.	
327.	
328.	
329.	
330.	
331.	
332.	
333.	
334.	
335.	
336.	
337.	
338.	
339.	
340.	
341.	
342.	
343.	
344.	
345.	
346.	
347.	
348.	
349.	
350.	
351.	
352.	
353.	
354.	
355.	
356.	
357.	
358.	
359.	
360.	
361.	
362.	
363.	
364.	
365.	
366.	
367.	
368.	
369.	
370.	
371.	
372.	
373.	
374.	
375.	
376.	
377.	
378.	
379.	
380.	
381.	
382.	
383.	
384.	
385.	
386.	
387.	
388.	
389.	
390.	
391.	
392.	
393.	
394.	
395.	
396.	
397.	
398.	
399.	
400.	
401.	
402.	
403.	
404.	
405.	
406.	
407.	
408.	
409.	
410.	
411.	
412.	
413.	
414.	
415.	
416.	
417.	
418.	
419.	
420.	
421.	
422.	
423.	
424.	
425.	
426.	
427.	
428.	
429.	
430.	
431.	
432.	
433.	
434.	
435.	
436.	
437.	
438.	
439.	
440.	
441.	
442.	
443.	
444.	
445.	
446.	
447.	
448.	
449.	
450.	
451.	
452.	
453.	
454.	
455.	
456.	
457.	
458.	
459.	
460.	
461.	
462.	
463.	
464.	
465.	
466.	
467.	
468.	
469.	
470.	
471.	
472.	
473.	
474.	
475.	
476.	
477.	
478.	
479.	
480.	
481.	
482.	
483.	
484.	
485.	
486.	
487.	
488.	
489.	
490.	
491.	
492.	
493.	
494.	
495.	
496.	
497.	
498.	
499.	
500.	
501.	
502.	
503.	
504.	
505.	
506.	
507.	
508.	
509.	
510.	
511.	
512.	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520.	
521.	
522.	
523.	
524.	
525.	
526.	
527.	
528.	
529.	
530.	
531.	
532.	
533.	
534.	
535.	
536.	
537.	
538.	
539.	
540.	
541.	
542.	
543.	
544.	
545.	
546.	
547.	
548.	
549.	
550.	
551.	
552.	
553.	
554.	
555.	
556.	
557.	
558.	
559.	
560.	
561.	
562.	
563.	
564.	
565.	
566.	
567.	
568.	
569.	
570.	
571.	
572.	
573.	
574.	
575.	
576.	
577.	
578.	
579.	
580.	
581.	
582.	
583.	
584.	
585.	
586.	
587.	
588.	
589.	
590.	
591.	
592.	
593.	
594.	
595.	
596.	
597.	
5	

GENERAL NOTES:

1. OWNER/PRIMARY PERMITTEE:
ORTMAN VENTURES LLC
624 MAGNOLIA LANE
PEACHTREE CITY, GA 30269
CONTACT: LYNN ORTMAN / OWNER
TELEPHONE: (512) 745-3079
EMAIL: LYNN.ORTMAN@DOGTOPIA.COM
2. ENGINEER:
HIGHLAND LAND PLANNING
201 PROPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K ALMAND, P.E.
EMAIL: REID.ALMAND@HIGHLANDLP.US
PHONE: (770) 631-0499
3. ARCHITECT:
JEFFERSON BROWNE ARCHITECTURE, INC
150 HUDDLESTON ROAD #1000
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWNE
PHONE: (770) 632-9545
4. ZONING: C2 (HIGHWAY COMMERCIAL)
5. TOTAL SITE AREA = 1.0 ACRES
TOTAL DISTURBED AREA: .90 ACRES
IMPERVIOUS SURFACE CALCULATIONS:
ALLOWED: 75% TOTAL SITE AREA
(.75 X 1 = 0.75 AC. MAX.)
EXISTING IMPERVIOUS AREA = 0.15 AC.
PROPOSED IMPERVIOUS AREA = 0.61 AC.
TOTAL IMPERVIOUS AREA = 0.66 AC.)
6. 24 HOUR CONTACT: LYNN ORTMAN, 512-745-3079
7. BUILDING SETBACKS:
FRONT = 50 FT
SIDE = 30 FT
REAR = 20 FT
BUFFER =20 FT
NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING 25 FOOT REAR SETBACK AT SENIOA ROAD.
8. PARKING/VEHICLE STORAGE:
DOGTOPIA (OFFICE): 4 SPACES PER 1000 SF
REQUIRED SPACES: 20 SPACES
RETAIL: 5.5 SPACES PER 1000 SF
REQUIRED SPACES: 16.5 SPACES

TOTAL SPACES REQUIRED = 37 SPACES
TOTAL SPACES PROVIDED = 37 SPACES
9. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE. AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE HIS OPERATIONS WITH ALL UTILITIES WHICH MAY BE IN CONFLICT WITH HIS WORK. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL SUCH UTILITIES, OR RELOCATE UTILITIES AS NEEDED.
10. ALL WORK SHALL CONFORM TO THE TOWN OF TYRONE STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.
11. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #13113C0077E DATED: SEPTEMBER 26, 2008.
12. STATE WATERS ARE NOT PRESENT ON OR WITHIN 200 FT OF THIS PROJECT SITE.
13. WETLANDS DO NOT EXIST ON THE SITE.
14. HIGHLAND LAND PLANNING DOES NOT ACCEPT RESPONSIBILITY FOR THE DESIGN, PERMITTING, OR INSPECTION OF ANY RETAINING WALLS. CONTRACTOR TO COORDINATE WITH THE DEVELOPER ON DESIGN AND PERMITTING.
15. CIVIL PLANS DEPICT APPROXIMATE LOCATIONS OF STRUCTURES. CONTRACTOR SHALL UTILIZE ARCHITECTURAL PLANS TO LAYOUT ALL BUILDINGS, INCLUDING SITE WORK REQUIRING SPECIAL DETAILS ON ARCHITECTURAL PLANS. ANY SIGNIFICANT DEVIATION BETWEEN ARCHITECTURAL PLANS AND CIVIL LAYOUT SHOULD BE REPORTED TO THE SITE CIVIL ENGINEER AS SOON AS POSSIBLE.
16. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL. MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.
17. LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. BARRICADING AND TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GADOT STANDARD SPECIFICATIONS AND DRAWINGS. TRAFFIC FLOW AND ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON PROJECT.
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES AND SHALL AT ALL TIMES TAKE ALL REASONABLE SAFETY PRECAUTIONS FOR THE SAFETY OF ITS EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CONSTRUCTION CODES.
19. CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER IN STREETS, DRIVES, TRUCK COURTS, TRENCHES, ETC. WILL NOT BE ALLOWED.
20. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES AND ADJUSTMENT OF EXISTING SANITARY SEWER CLEANOUTS, WATER METERS AND ANY OTHER APPURTENANCES TO FINAL GRADE AS REQUIRED.
21. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STORM WATER POLLUTION PREVENTION LAWS AND ORDINANCES.
22. THE CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTAINING OPERATIONS THAT MEET OR EXCEED ANY LOCAL, STATE OR FEDERAL PERMIT REQUIREMENTS. ANY PERMIT VIOLATION OR VIOLATIONS OF STATE LAWS AND REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
23. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL PROVIDE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
24. THE UTILITY PROTECTION AGENCY IS TO BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
25. CONTRACTOR TO COORDINATE WITH POWER COMPANY PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTION.

26. CONTRACTOR IS TO COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS WHICH ARE PRESENTLY IN EFFECT.
27. SIGNS SHALL BE PERMITTED THRU PLANNING AND ZONING DEPARTMENT.
28. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS OF LANDSCAPE AREAS SHOW CLEAR SPACE, AND ARE TYPICALLY BACK OF CURB UNLESS OTHERWISE NOTED.
29. ALL SITE LIGHTING TO BE BUILDING MOUNTED. NO PARKING LOT POLES REQUIRED

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
4. ALL AREAS NOTED ON SHEET C100 SHALL BE DEMOLISHED AND REMOVED FROM THE SITE AFTER THE INSTALLATION OF EROSION CONTROL MEASURES AND PRIOR TO BEGINNING SITE WORK. CONTRACTOR SHALL COORDINATE DEMOLITION WITH OTHER SHEETS IN THIS PACKAGE. ITEMS REQUIRING DEMOLITION BASED ON NEW CONSTRUCTION AND NOT DETAILED ON THIS SHEET SHALL ALSO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH DEMOLITION REQUIREMENTS.
5. SAWCUT EDGES OF ASPHALT DEMOLITION, PATCH AND REPAIR, AS NECESSARY.
6. COMPLETELY REMOVE TREES EFFECTING NEW WORK ONLY. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES TAKEN OUT THAT ARE NOT IN CONFLICT WITH SITE IMPROVEMENTS. REFER TO SHEET C100 FOR LOCATION OF TREE PROTECTION FENCING.

GRADING/CONSTRUCTION NOTES:

1. ALL CONTOURS ON PAVEMENT, OR ELSEWHERE, ARE TOP OF FINISHED PAVEMENT OR SURFACE.
2. SLOPES AND DISTURBED AREAS NOT COVERED BY PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND COVERED WITH MATTING AS DESIGNATED ON EROSION CONTROL, FERTILIZED AND WATERED TO PROVIDE A HEARTY, MOWABLE STAND OF GRASS. SMALL ROCKS AND DEBRIS MUST BE REMOVED. ISLANDS TO BE BACKFILLED TO TOP OF CURB WITH TOPSOIL AND GRADED TO DRAIN.
3. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS, IMPORTING AND EXPORTING OF SOIL MAY BE REQUIRED TO RAISE/LOWER SITE TO FINAL GRADES.
4. MAXIMUM SLOPES ON CUT OR FILL SECTIONS SHALL NOT EXCEED 2:1 UNLESS OTHERWISE NOTED.
5. SEE SHEETS C500 - C530 FOR SITE EROSION CONTROL MEASURES.
6. CLEARING LIMITS DETAILED ON THE TREE PROTECTION PLAN.
7. HDPE (HIGH DENSITY POLYETHYLENE) SHALL BE USED FOR ALL STORM PIPING UNLESS OTHERWISE NOTED.

UTILITY NOTES

1. WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEMS, LOCATED AT 245 MCDONOUGH ROAD, FAYETTEVILLE, GEORGIA. FAYETTE COUNTY WATER SYSTEMS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WATER CONSTRUCTION.
2. SEWER SERVICE PROVIDED BY TOWN OF TYRONE ENVIRONMENTAL MANAGEMENT, LOCATED AT 950 SENIOA ROAD, TYRONE GEORGIA, CONTACT SCOTT LANGFORD, (770) 487-4038.
2. ALL FIRE SERVICE WATER PIPE SHALL BE C900 UNLESS OTHERWISE INDICATED HEREIN. ALL DOMESTIC WATER SERVICE PIPE 3-INCHES AND SMALLER SHALL BE PVC SCH 80. LARGER DOMESTIC SERVICE PIPE SHALL BE C900.
3. FAYETTE COUNTY WATER SYSTEMS STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER CONSTRUCTION.
4. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL PADS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSFORMER OR LOCAL UTILITY TO THE BUILDING.
5. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL TELEPHONE PEDESTALS FROM THE LOCAL UTILITY COMPANY AND PROVIDING SERVICE FROM THE LOCAL UTILITY TO THE BUILDING.
6. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
7. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL PROVIDE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
8. SANITARY SEWER PIPE SHALL BE PVC SDR 26 ASTM 3034 FOR PIPES LESS THAN 16" DEEP AND GREATER THAN 4" DEEP UNLESS OTHERWISE NOTED. PVC PIPE SHALL BE BELL AND SPIGOT TYPE WITH INTEGRAL BELL AND RUBBER GASKETS. ALL OTHER PIPE SHALL BE DUCTILE IRON CLASS 50 AWA C150, ANSI A21.51 WITH PUSH ON OR MECHANICAL JOINTS.
9. ALL SANITARY SEWER LATERALS SHALL BE PVC SDR26 AND SIZED AT 6-INCH MINIMUM. LATERALS SHALL BE INSTALLED AT A MINIMUM 1% SLOPE. SEE PLUMBING PLANS FOR CONTINUATION AT BUILDING.
10. ALL CONNECTIONS TO STRUCTURES REQUIRE KOR-N-SEAL OR EQUAL RUBBER BOOTS.
11. ALL WATER PIPE 3" AND SMALLER SHALL BE PVC SCH 80.
12. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' COVER OVER ALL SEWER AND WATER LINES.
13. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH FAYETTE COUNTY WATER SYSTEMS.
14. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS EIGHTEEN INCHES (18").
15. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND SIZE BY THE CONTRACTOR.
16. ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, SHALL BE CONNECTED AND INSTALLED BY THE CONTRACTOR. THIS INCLUDES ANY PERMITTING OR CONNECTION FEES THAT MAY BE REQUIRED, ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.
17. ALL WATER AND SEWER LINES ARE TO BE LOCATABLE BY USE OF WIRE OR DETECTABLE TAPE.
18. FOR ALL UTILITY CROSSINGS UNDER EXISTING ROADS, USE DIRECTIONAL BORE OR JACK AND BORE UNLESS APPROVED BY THE CITY ENGINEER. IF PAVEMENT CUTS ARE PROPOSED PROVIDE DETAIL FOR

APPROVAL BY THE CITY ENGINEER.

17. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. ANY ACCIDENTAL BREAKS OR INTERRUPTIONS IN SERVICE TO EXISTING UTILITIES, WHETHER DETAILED ON THESE DRAWINGS OR NOT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR WORKING AROUND ALL UTILITIES, INCLUDING NOTIFYING ENGINEER OF ANY CONFLICTS BETWEEN NEW AND EXISTING UTILITIES PRIOR TO INSTALLATION.
18. CONTRACTOR MUST PROVIDE PROPER TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AT THE DRIVEWAY CONNECTION AT OLD SENIOA ROAD AND BARON'S COURT IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST ED.).

SIGNING AND MARKING NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL MEET THE LATEST ADA, MUTCD, GDOT AND GA CODE.
2. ALL PAVEMENT MARKINGS WITHIN THE RIGHT OF WAY, STRIPES, ARROWS, WORDS, ETC., SHALL BE HOT APPLIED THERMOPLASTIC AND ALL SIGNS SHALL BE HIP UNLESS INDICATED OTHERWISE.
3. ALL STANDARD HIGHWAY SIGNS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLANS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, THE GEORGIA STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND/OR SPECIAL PROVISIONS.
4. CONTRACTOR SHALL ERADICATE ALL STRIPING IN CONFLICT WITH THE TRAFFIC FLOW PLAN. UTILIZE BLASTING, SUCH AS SAND BLASTING OR WATER BLASTING, GRINDING, OR OTHER APPROVED METHODS TO COMPLETE REMOVE PAVEMENT MARKINGS WITHOUT MATERIALLY DAMAGING THE PAVEMENT SURFACE OR TEXTURE. REPAIR (AT THE CONTRACTOR'S EXPENSE) DAMAGE TO THE PAVEMENT OR OTHER SURFACE FROM REMOVING THE MARKINGS.
5. ALL SIGNS SHALL BE MOUNTED 7' ABOVE GRADE.
6. STOP SIGNS MUST BE BREAK-A-WAY MOUNTED ON A SQUARE TUBE. ALL OTHER SIGNS MAY BE MOUNTED ON U-CHANNEL.

SOIL & EROSION CONTROL NOTES:

1. 24 HOUR CONTACT: LYNN ORTMAN, 512-745-3079
2. TOTAL DISTURBED AREA = .90
3. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.**
4. **EROSION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
5. ALL EROSION CONTROL MEASURES ARE TO CONFORM TO THE STANDARDS SET FORTH IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" LATEST EDITION.
6. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DEVELOPER IMMEDIATELY!!
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
8. SEDIMENT CONTROL MEASURES MUST BE INSTALLED BEFORE CLEARING AND GRADING BEGINS.
9. INSPECTIONS BY CERTIFIED PERSONNEL PROVIDED BY PRIMARY PERMITEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH NPDES PERMIT NUMBER GAR 100001.
10. DISTURBED AREAS TO BE STABILIZED WITH MULCH WHERE SLOPES EXCEED 3%.
11. INSPECTION AND REPAIR OF EROSION CONTROL MEASURES IS REQUIRED ONCE A WEEK AND AFTER EACH RAIN EVENT. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
13. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION.
14. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER IS INSTALLED.
15. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT COLLECTION AREAS WHEN REQUIRED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" 5TH ED. OR THE TOWN OF TYRONE.
16. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED TO TOWN OF TYRONE STANDARDS.
17. A COPY OF THE APPROVED LAND DISTURBANCE AND NPDES PERMIT SHALL BE PRESENT ON THE JOB SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
18. PROVIDE CONSTRUCTION EXIT AS SHOWN ON PLANS AND MAINTAIN DURING CONSTRUCTION.
19. NEWMAN ONLY ALLOWS THE USE OF TYPE C SILT FENCE OR APPROVED TYPE C ALTERNATIVE. SILT FENCE HAS A USEFUL LIFE OF SIX MONTHS GENERALLY.
20. NO ALTERNATIVE BMP'S WERE USED IN THE DESIGN OF THE ES&PC PLAN.
21. NO CONSTRUCTION ACTIVITY WILL DISCHARGE STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT.

TREE PROTECTION NOTES:

1. **TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING ACTIVITIES.**
2. ALL TREE SAVE FENCE SHALL BE LOCATED OUTSIDE SILT FENCE IN APPLICABLE LOCATIONS. TREE SAVE FENCE SHALL BE INSTALLED BY CONTRACTOR AND APPROVED BY THE TOWN OF TYRONE.
3. ALL TREES WITHIN LIMITS OF GRADING SHALL BE COMPLETELY REMOVED AND MULCHED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. ANY TREES DAMAGED OUTSIDE OF LIMITS OF CONSTRUCTION OR TREE PROTECTION FENCING SHALL BE REPLACED BY CONTRACTOR AT NO EXPENSE TO THE OWNER.

4. SEE SHEETS C510 - C530 FOR SITE EROSION CONTROL MEASURES.
5. CONTACT THE TOWN OF TYRONE ENVIRONMENTAL MANAGEMENT, AT 770-487-4038, TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
6. **NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.**
7. REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
8. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER, UNLESS OTHERWISE NOTED HEREIN. FOR 2-INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
9. TEMPORARY FENCING (4 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
10. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
11. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
12. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING. FOR PRUNING GUIDELINES, SEE ANSI #300.
14. CONSTRUCTION ENTRANCE, ROADS AND UTILITIES SHALL AVOID CRITICAL ROOT ZONES.
15. SEE SHEETS C510 - C530 FOR SITE EROSION CONTROL MEASURES

ACCESSIBLE ROUTE NOTES (EXTERIOR)

1. MAXIMUM CROSS SLOPE OF ACCESSIBLE ROUTES, SIDEWALKS, AND HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 2% (1/50).
2. THE MAXIMUM RUNNING SLOPE OF ACCESSIBLE ROUTE ALONG SIDEWALKS SHALL NOT EXCEED A SLOPE OF 5% (1/20). SEE RAMP NOTES BELOW.
3. MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS INTERSECTING SIDEWALKS MEET THIS REQUIREMENT. LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 12" IN WIDTH.
4. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
- 0 TO 1/4": NO REQUIREMENTS
- 1/4" TO 1/2": BEVEL WITH 1:2 SLOPE
- LARGER THAN 1/2": CONFORM TO REQUIREMENTS FOR RAMP
5. RAMPS:
- MAX RAMP SLOPE 8.33% (1:12).
- RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
- MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
- MAX CROSS SLOPE OF RAMP 2% (1:50)
6. LANDINGS:
- RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
- LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
- LANDING LENGTH SHALL BE MINIMUM 5' CLEAR
- IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
- ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.
7. HANDRAILS:
- HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
- PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSION AT TOP AND BOTTOM LANDINGS.
- PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
- ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
- STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUT OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
8. CURB RAMPS:
- MAX SLOPE OF CURB RAMP 8.33%.
- MAX SLOPE OF SIDE FLARES 10%.
- MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
- MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
- DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
9. PARKING SPACES
- MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE
- MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
- MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
- MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
10. SIGNAGE
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (7' ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).
11. PAVEMENT MARKINGS:
AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
12. ACCESSIBLE ROUTES
MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003, OR LATEST EDITION.



Section V, Item 2.

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

16.

17.

18.

19.

20.

21.

22.

23.

24.

25.

26.

27.

28.

29.

30.

31.

32.

33.

34.

35.

36.

37.

38.

39.

40.

41.

42.

43.

44.

45.

46.

47.

48.

49.

50.

51.

52.

53.

54.

55.

56.

57.

58.

59.

60.

61.

62.

63.

64.

65.

66.

67.

68.

69.

70.

71.

72.

73.

74.

75.

76.

77.

78.

79.

80.

81.

82.

83.

84.

85.

86.

87.

88.

89.

90.

91.

92.

93.

94.

95.

96.

97.

98.

99.

100.

101.

102.

103.

104.

105.

106.

107.

108.

109.

110.

111.

112.

113.

114.

115.

116.

117.

118.

119.

120.

121.

122.

123.

124.

125.

126.

127.

128.

129.

130.

131.

132.

133.

134.

135.

136.

137.

138.

139.

140.

141.

142.

143.

144.

145.

146.

147.

148.

149.

150.

151.

152.

153.

154.

155.

156.

157.

158.

159.

160.

161.

162.

163.

164.

165.

166.

167.

168.

169.

170.

171.

172.

173.

174.

175.

176.

177.

178.

179.

180.

181.

182.

183.

184.

185.

186.

187.

188.

189.

190.

191.

192.

193.

194.

195.

196.

197.

198.

199.

200.

201.

202.

203.

204.

205.

206.

207.

208.

209.

210.

211.

212.

213.

214.

215.

216.

217.

218.

219.

220.

221.

222.

223.

224.

225.

226.

227.

228.

229.

230.

231.

232.

233.

234.

235.

236.

237.

238.

239.

240.

241.

242.

243.

244.

245.

246.

247.

248.

249.

250.

251.

252.

253.

254.

255.

256.

257.

258.

259.

260.

261.

262.

263.

264.

265.

266.

267.

268.

269.

270.

271.

272.

273.

274.

275.

276.

277.

278.

279.

280.

281.

282.

283.

284.

285.

286.

287.

288.

289.

290.

291.

292.

293.

294.

295.

296.

297.

298.

299.

300.

301.

302.

303.

304.

305.

306.

307.

308.

309.

310.

311.

312.

313.

314.

315.

316.

317.

318.

319.

320.

321.

322.

323.

324.

325.

326.

327.

328.

329.

330.

331.

332.

333.

334.

335.

336.

337.

338.

339.

340.

341.

342.

343.

344.

345.

346.

347.

348.

349.

350.

351.

352.

353.

354.

355.

356.

357.

358.

359.

360.

361.

362.

363.

364.

365.

366.

367.

368.

369.

370.

371.

372.

373.

374.

375.

376.

377.

378.

379.

380.

381.

382.

383.

384.

385.

386.

387.

388.

389.

390.

391.

392.

393.

394.

395.

396.

397.

398.

399.

400.

401.

402.

403.

404.

405.

406.

407.

408.

409.

410.

411.

412.

413.

414.

415.

416.

417.

418.

419.

420.

421.

422.

423.

424.

425.

426.

427.

428.

429.

430.

431.

432.

433.

434.

435.

436.

437.

438.

439.

440.

441.

442.

443.

444.

445.

446.

447.

448.

449.

450.

451.

452.

453.

454.

455.

456.

457.

458.

459.

460.

461.

462.

463.

464.

465.

466.

467.

468.

469.

470.

471.

472.

473.

474.

475.

476.

477.

478.

479.

480.

481.

482.

483.

484.

485.

486.

487.

488.

489.

490.

491.

492.

493.

494.

495.

496.

497.

498.

499.

500.

501.

502.

503.

504.

505.

506.

507.

508.

509.

510.

511.

512.

513.

514.

515.

516.

517.

518.

519.

520.

521.

522.

523.

524.

525.

526.

527.

528.

529.

530.

531.

53

Date	Rev	Description
05/23/25	1	ISSUE FOR REVIEW

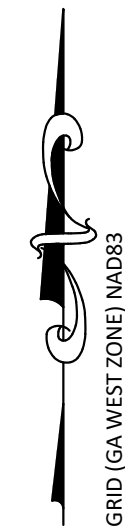
EXISTING CONDITIONS

SITE DEVELOPMENT PLANS
FOR
DOGTOPIA



HIGHLAND
LAND PLANNING
201 PROSPECT PARK, SUITE 100, REACHES CITY, GEORGIA 30229
COA No. F0502658 | 404.649.0924

DRAWING NO.
C100

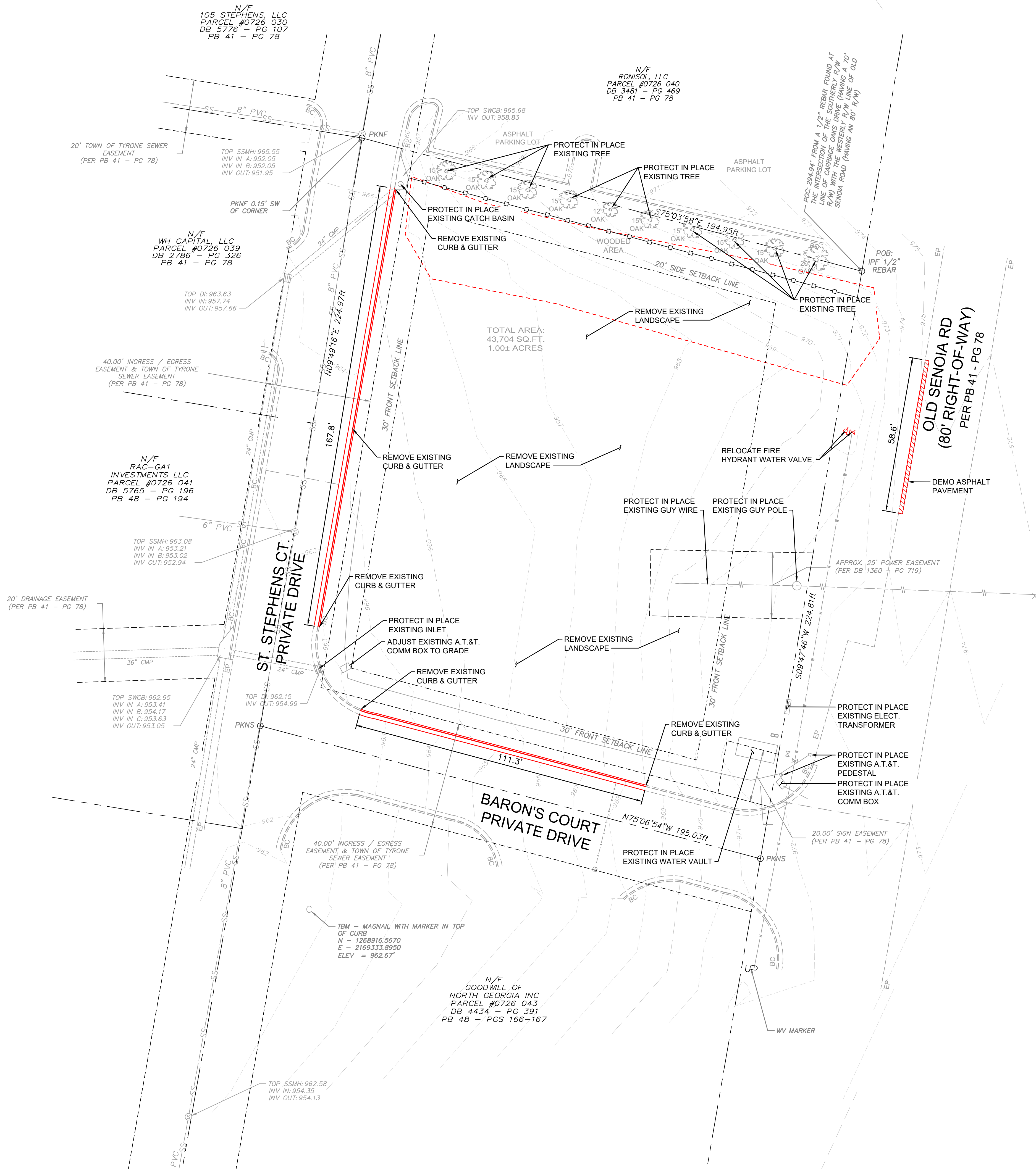


SURVEY PLAN NOTES:

- SEE SHEET C001 FOR ADDITIONAL SITE PLAN NOTES.
- DEMO ALL BRUSH, STRUCTURES, FOOTINGS AND DEBRIS PILES. DEMO TREES THAT ARE NOT SURROUNDED BY TREE PROTECTION FENCING ONLY AS NECESSARY.
- PROPERTY SUMMARY: EXISTING PROPERTY: 1.0 AC (TOTAL)
- SURVEY NOTE: GA STATE PLANE, WEST ZONE, NAD 83
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #13113C0077E DATED: SEPTEMBER 26, 2008.
- NO WETLANDS OR STATE WATERS ARE PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- CONTRACTOR SHALL PLACE TREE SAVE FENCE AROUND PROTECTED AREAS NOTED PRIOR TO LAND DISTURBANCE ACTIVITIES. CONTACT TOWN OF TYRONE FOR APPROVAL PRIOR TO PROCEEDING. SEE ADDITIONAL NOTES THIS PAGE AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

SURVEY PLAN LEGEND :

- = PROPERTY LINE
- - - = SETBACK
- = TREE PROTECTION FENCING
- ▨ = LIMITS OF ASPHALT DEMOLITION
- = DEMO CURB/CURB & GUTTER
- ⊗ = EXISTING FIRE HYDRANT TO BE RELOCATED
- ⊕ = EXISTING WATER VALVE TO BE RELOCATED
- = EXISTING ROAD TO REMAIN
- - - = EXIST. CONTOURS



N/F
105 STEPHENS, LLC
PARCEL #0726 030
DB 5776 - PG 107
PB 41 - PG 78

N/F
RONISOL, LLC
PARCEL #0726 040
DB 3481 - PG 469
PB 41 - PG 78

N/F
WH CAPITAL, LLC
PARCEL #0726 039
DB 5786 - PG 326
PB 41 - PG 78

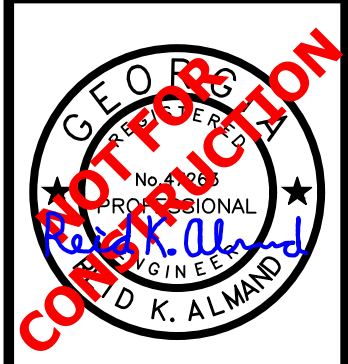
N/F
RAC-GA1
INVESTMENTS LLC
PARCEL #0726 041
DB 5765 - PG 196
PB 48 - PG 194

N/F
GOODWILL OF
NORTH GEORGIA INC
PARCEL #0726 043
DB 4434 - PG 391
PB 48 - PGS 166-167

Date	Rev.	Description
05/23/25	1	ISSUE FOR REVIEW

05/23/25	Down by: RKA	Check by: JLV
----------	--------------	---------------

SITE PLAN
SITE DEVELOPMENT PLANS FOR DOGTOPIA
LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA



HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A PEACHTREE CITY, GEORGIA 30269 CONTACT: REID K. ALMAND CO. No. 17623-2026

DRAWING NO. C200

GENERAL NOTES:

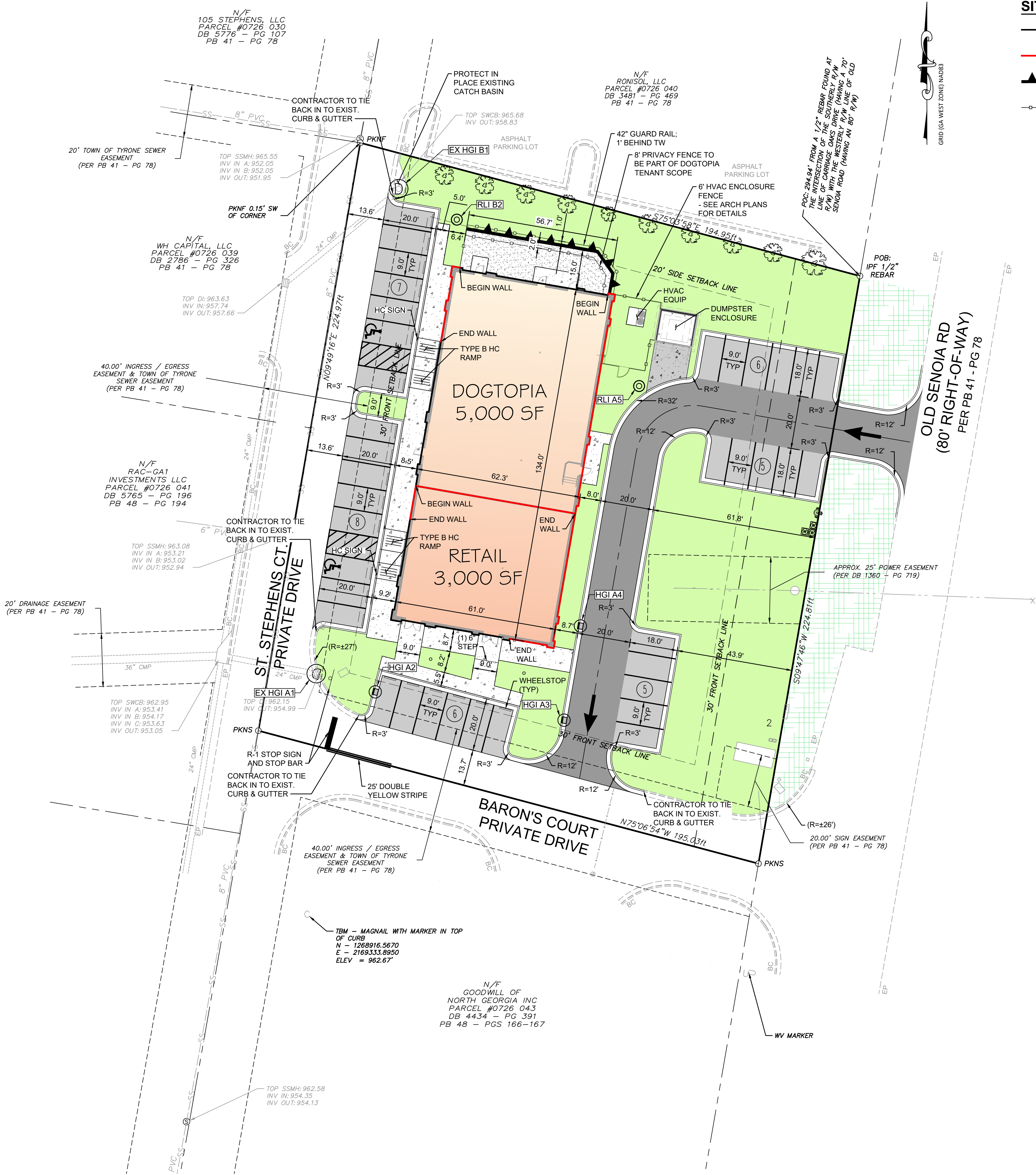
- OWNER/PRIMARY PERMITTEE:**
ORTMAN VENTURES LLC
624 MAGNOLIA LANE
PEACHTREE CITY, GA 30269
CONTACT: LYNN ORTMAN / OWNER
TELEPHONE: (512) 745-3079
EMAIL: LYNN.ORTMAN@DOGTOPIA.COM
- ENGINEER:**
HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K. ALMAND, P.E.
EMAIL: REID.ALMAND@HIGHLANDLP.US
PHONE: (770) 631-0499
- ARCHITECT:**
JEFFERSON BROWNE ARCHITECTURE, INC
150 HUDDLESTON ROAD #1000
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWNE
PHONE: (770) 632-9545
- SURVEYOR:**
W. S. BODKIN SURVEYING, LLC
315 CASTLEWOOD ROAD
TYRONE, GA 30290
CONTACT: SCOTT BODKIN, R.L.S.
PHONE: 770-312-5500
- SITE DATA:**
ADDRESS: OLD SENIOA ROAD
SITE AREA: 1.0 ACRES
TAX PARCEL ID: 0726 031
ZONING: C2 (HIGHWAY COMMERCIAL)
USE: RETAIL
- TOTAL SITE AREA = 1.0 AC.**
DISTURBED AREA = .90 AC.
IMPERVIOUS SURFACE CALCULATIONS:
EXISTING IMPERVIOUS AREA = 0.15 AC.
PROPOSED NEW IMPERVIOUS AREA = 0.51 AC.
TOTAL NEW IMPERVIOUS AREA = 0.66 AC.
- BUILDING SETBACKS:**
FRONT = 50 FT
SIDE = 30 FT
REAR = 20 FT
BUFFER = 20 FT
NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING 25 FOOT REAR SETBACK AT SENIOA ROAD.
- BUILDING AREA:**
OVERALL BUILDING = 8,000 SF
DOGTOPIA = 5,000 SF
RETAIL = 3,000 SF
- VEHICLE STORAGE SUMMARY:**
DOGTOPIA (OFFICE): 4 SPACES PER 1,000 SF @ 5,000 SF
REQUIRED SPACES: 20 SPACES
RETAIL: 5.5 SPACES PER 1,000 SF @ 3,000 SF
REQUIRED SPACES: 16.5 SPACES

TOTAL REQUIRED = 37 SPACES
TOTAL PROVIDED = 37 SPACES (2 HANDICAP SPACES)

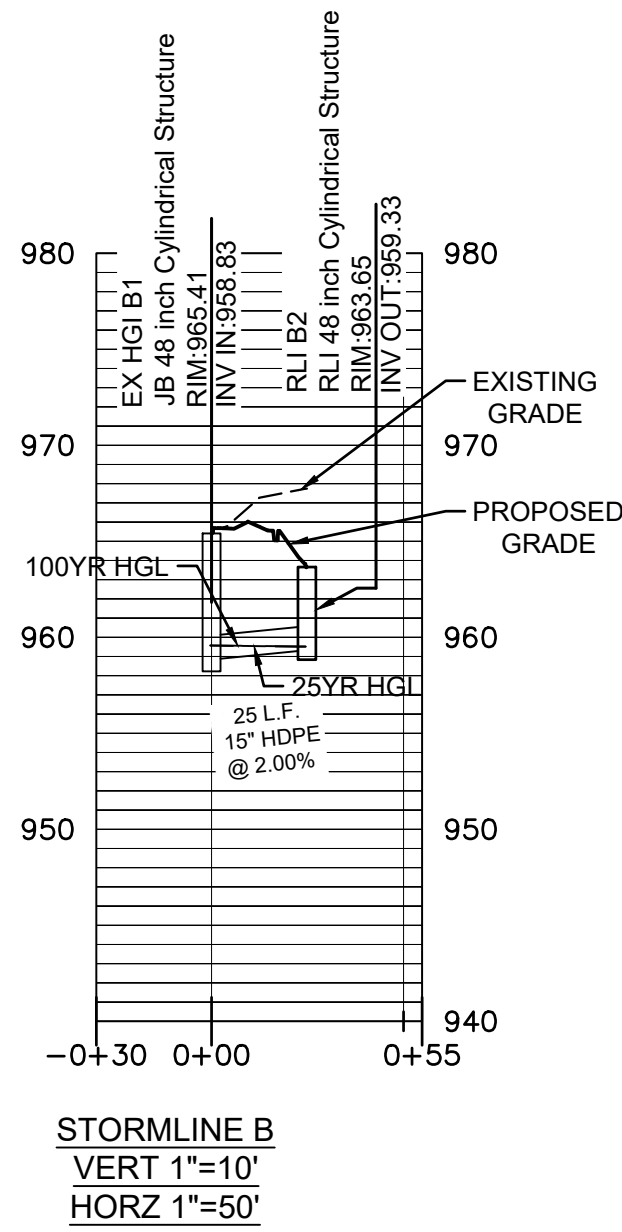
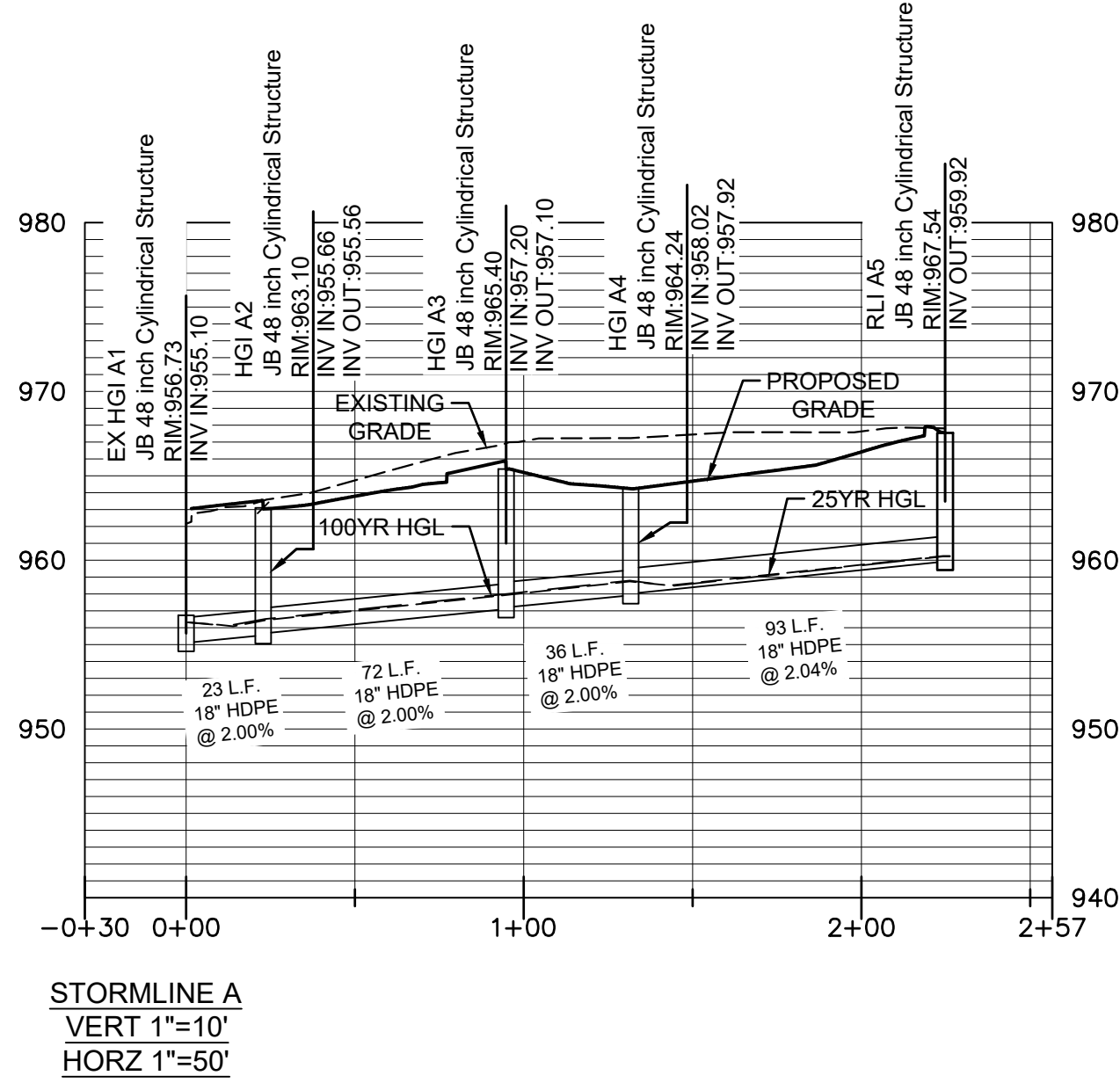
NOTE: ALL PARKING SPACES ARE 9FT BY 18FT MINIMUM. ALL PARKING LOT LANDSCAPE ISLANDS ARE 9 FT MINIMUM WIDTH. ALL DRIVE AISLES ARE 24 FT MINIMUM IF TWO WAY AND 20 FT WIDTH IF ONE WAY, UNLESS OTHERWISE NOTED.
- 24 HOUR CONTACT: LYNN ORTMAN, 512-745-3079
- STORMWATER MANAGEMENT NARRATIVE:** STORMWATER MANAGEMENT PROVIDED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY LOCATED BEHIND THE PUBLIC SHOPPING CENTER, WITH ADDITIONAL WATER QUALITY TREATMENT TO BE PROVIDED VIA RRV OR WQV, VIA HYDRO INTERNATIONAL FIRST DEFENSE PROPRIETARY WATER QUALITY STRUCTURE. A STORMWATER MANAGEMENT REPORT DOCUMENTING THE SITE WILL BE PROVIDED AS PART OF THE ENGINEERING DESIGN.
- ECOLOGY:** WETLANDS WERE NOT IDENTIFIED WITHIN THE PROPERTY BOUNDARIES, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- FLOODPLAIN:** THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #13113C0077E DATED: SEPTEMBER 26, 2008.
- UTILITIES:** WATER TO BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE TO BE PROVIDED BY TOWN OF TYRONE PUBLIC WORKS.
- SIGN PERMIT REQUIRED:** APPROVAL OF FINAL SITE PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE OR SIGN LOCATION. ALL WALL AND MONUMENT SIGNS MUST BE SUBMITTED FOR REVIEW TO THE TOWN SEPARATELY.
- NPDES:** ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED IN EROSION AND SEDIMENT CONTROL BY THE GASWCC OR SUPERVISED BY SOMEONE WHO IS.
- APPROVAL:** PLANS EXPIRE 12 MONTHS FROM APPROVAL DATE UNLESS A LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY DEVELOPMENT INSPECTOR.
- ALL WORK SHALL CONFORM TO TOWN OF TYRONE STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.
- NO GDOT PERMITS APPLICABLE TO THIS DEVELOPMENT.
- NO ARMY CORPS PERMITS APPLICABLE TO THIS DEVELOPMENT.

SITE PLAN LEGEND:

- PROPERTY LINE - SEE PLAT FOR DETAILS
- FOUNDATION WALL
- RETAINING WALL
- FENCE
- PARKING COUNT NUMBERS
- LIGHT DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- HEAVY DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- CONCRETE SIDEWALK - SEE DETAIL ON SHEET C700
- TURF - SEE ARCHITECTURAL DETAILS
- SIGN POST



Rev.	Description	Date
1	ISSUE FOR REVIEW	05/23/25
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		
199		
200		
201		
202		
203		
204		
205		
206		
207		
208		
209		
210		
211		
212		
213		
214		
215		
216		
217		
218		
219		
220		
221		
222		
223		
224		
225		
226		
227		
228		
229		
230		
231		
232		
233		
234		
235		
236		
237		
238		
239		
240		
241		
242		
243		
244		
245		
246		
247		
248		
249		
250		
251		
252		
253		
254		
255		
256		
257		
258		
259		
260		
261		
262		
263		
264		
265		
266		
267		
268		
269		
270		
271		
272		
273		
274		
275		
276		
277		
278		
279		
280		
281		
282		
283		
284		
285		
286		
287		
288		
289		
290		
291		
292		
293		
294		
295		
296		
297		
298		
299		
300		
301		
302		
303		
304		
305		
306		
307		
308		
309		
310		
311		
312		
313		
314		
315		
316		
317		
318		
319		
320		
321		
322		
323		
324		
325		
326		
327		
328		
329		
330		
331		
332		
333		
334		
335		
336		
337		
338		
339		
340		
341		
342		
343		
344		
345		
346		
347		
348		
349		
350		
351		
352		
353		
354		
355		
356		
357		
358		
359		
360		
361		
362		
363		
364		
365		
366		
367		
368		
369		
370		
371		
372		
373		
374		
375		
376		
377		
378		
379		
380		
381		
382		
383		
384		
385		
386		
387		
388		
389		
390		
391		
392		
393		
394		
395		
396		
397		
398		
399		
400		
401		
402		
403		
404		
405		
406		
407		
408		
409		
410		
411		
412		
413		
414		
415		
416		
417		
418		
419		
420		
421		
422		
423		
424		
425		
426		
427		
428		
429		
430		
431		
432		
433		
434		
435		
436		
437		
438		
439		
440		
441		
442		
443		
444		
445		
446		
447		
448		
449		
450		
451		
452		
453		
454		
455		
456		
457		
458		
459		
460		
461		
462		
463		
464		
465		
466		
467		
468		
469		
470		
471		
472		
473		
474		
475		
476		
477		
478		
479		
480		
481		
482		
483		
484		
485		
486		
487		
488		
489		
490		
491		
492		
493		
494		
495		
496		
497		
498		
499		
500		
501		
502		
503		
504		
505		
506		
507		
508		
509		
510		
511		
512		
513		
514		
515		
516		
517		
518		
519		
520		
521		
522		
523		
524		
525		
526		
527		
528		
529		
530		
531		
532		
533		
534		
535		
536		
537		
538		
539		
540		
541		
542		
543		
544		
545		
546		
547		
548		
549		
550		
551		
552		
553		
554		
555		
556		
557		
558		
559		
560		
561		
562		
563		
564		
565		
566		
567		
568		
569		
570		
571		
572		
573		
574		
575		
576		
577		
578		
579		
580		
581		
582		
583		
584		
585		
586		
587		
588		
589		
590		
591		
592		
593		
594		
595		
596		
597		
598		
599		
600		
601		
602		
603		
604		
605		
606		
607		
608		
609		
610		
611		
612		
613		
614		
615		
616		
617		
618		
619		
620	</	



Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
(ft)		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
5	End	24.832	0.05	0.05	0.25	0.01	0.01	3.0	3.0	9.3	0.12	9.93	0.93	15	2.01	958.83	959.33	959.52	959.46	965.41	963.64	B2-B1
4	3	94.850	0.17	0.17	0.37	0.06	0.06	3.0	3.0	9.3	0.58	16.10	1.64	18	2.00	958.02	959.92	958.69	960.20	964.24	967.00	A5-A4
3	2	36.032	0.66	0.83	0.68	0.45	0.51	3.0	7.8	7.9	4.04	16.08	4.71	18	2.00	957.20	957.92	957.90	958.69	965.40	964.24	A4-A3
2	1	71.953	0.05	0.88	0.95	0.05	0.56	3.0	8.0	7.8	4.37	16.09	4.80	18	2.00	955.66	957.10	956.40	957.90	963.10	965.40	A3-A2
1	End	22.809	0.08	0.96	0.78	0.06	0.62	3.0	8.4	7.7	4.76	16.16	3.96	18	2.02	955.10	955.56	956.27	956.40	956.73	963.10	A2-A1

Project File: Dogtopia.stm

Number of lines: 5

Run Date: 5/2/2025

NOTES: Intensity = 45.91 / (Inlet time + 5.50) ^ 0.68; Return period = Yrs. 25 ; c = cir e = ellip b = box

25 YR PIPE CHART
SCALE: N.T.S.

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
(ft)		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
5	End	24.832	0.05	0.05	0.25	0.01	0.01	3.0	3.0	5.5	0.07	9.93	0.79	15	2.01	958.83	959.33	959.51	959.43	965.41	963.64	B2-B1
4	3	94.850	0.17	0.17	0.37	0.06	0.06	3.0	3.0	5.5	0.35	16.10	1.50	18	2.00	958.02	959.92	958.46	960.14	964.24	967.00	A5-A4
3	2	36.032	0.66	0.83	0.68	0.45	0.51	3.0	11.1	4.0	2.06	16.08	4.02	18	2.00	957.20	957.92	957.66	958.46	965.40	964.24	A4-A3
2	1	71.953	0.05	0.88	0.95	0.05	0.56	3.0	11.5	4.0	2.22	16.09	4.07	18	2.00	955.66	957.10	956.15	957.66	963.10	965.40	A3-A2
1	End	22.809	0.08	0.96	0.78	0.06	0.62	3.0	12.1	3.9	2.40	16.16	2.79	18	2.02	955.10	955.56	956.14	956.15	956.73	963.10	A2-A1

Project File: Dogtopia.stm

Number of lines: 5

Run Date: 5/2/2025

NOTES: Intensity = 27.86 / (Inlet time + 5.60) ^ 0.69; Return period = Yrs. 2 ; c = cir e = ellip b = box

2 YR PIPE CHART
SCALE: N.T.S.

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
(ft)		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
5	End	24.832	0.05	0.05	0.25	0.01	0.01	3.0	3.0	11.7	0.15	9.93	1.00	15	2.01	958.83	959.33	959.53	959.48	965.41	963.64	B2-B1
4	3	94.850	0.17	0.17	0.37	0.06	0.06	3.0	3.0	11.7	0.74	16.10	1.73	18	2.00	958.02	959.92	958.81	960.24	964.24	967.00	A5-A4
3	2	36.032	0.66	0.83	0.68	0.45	0.51	3.0	6.8	10.4	5.35	16.08	5.12	18	2.00	957.20	957.92	958.03	958.81	965.40	964.24	A4-A3
2	1	71.953	0.05	0.88	0.95	0.05	0.56	3.0	7.0	10.3	5.78	16.09	5.24	18	2.00	955.66	957.10	956.53	958.03	963.10	965.40	A3-A2
1	End	22.809	0.08	0.96	0.78	0.06	0.62	3.0	7.3	10.2	6.31	16.16	4.64	18	2.02	955.10	955.56	956.34	956.53	956.73	963.10	A2-A1

Project File: Dogtopia.stm

Number of lines: 5

Run Date: 5/2/2025

NOTES: Intensity = 48.63 / (Inlet time + 4.30) ^ 0.64; Return period = Yrs. 100 ; c = cir e = ellip b = box

100 YR PIPE CHART
SCALE: N.T.S.

Date	Rev.	Description
05/23/25	1	ISSUE FOR REVIEW

05/23/25	05/23/25	RVA	JLV	1" = 20'
----------	----------	-----	-----	----------

UTILITY PLAN

SITE DEVELOPMENT PLANS FOR DOGTIOPIA
--

HIGHLAND LAND PLANNING 201 PROSPECT PARK, SUITE A, PRICHARD CITY, GEORGIA 39079 COA No. 15-0000001 661.661.0026
--

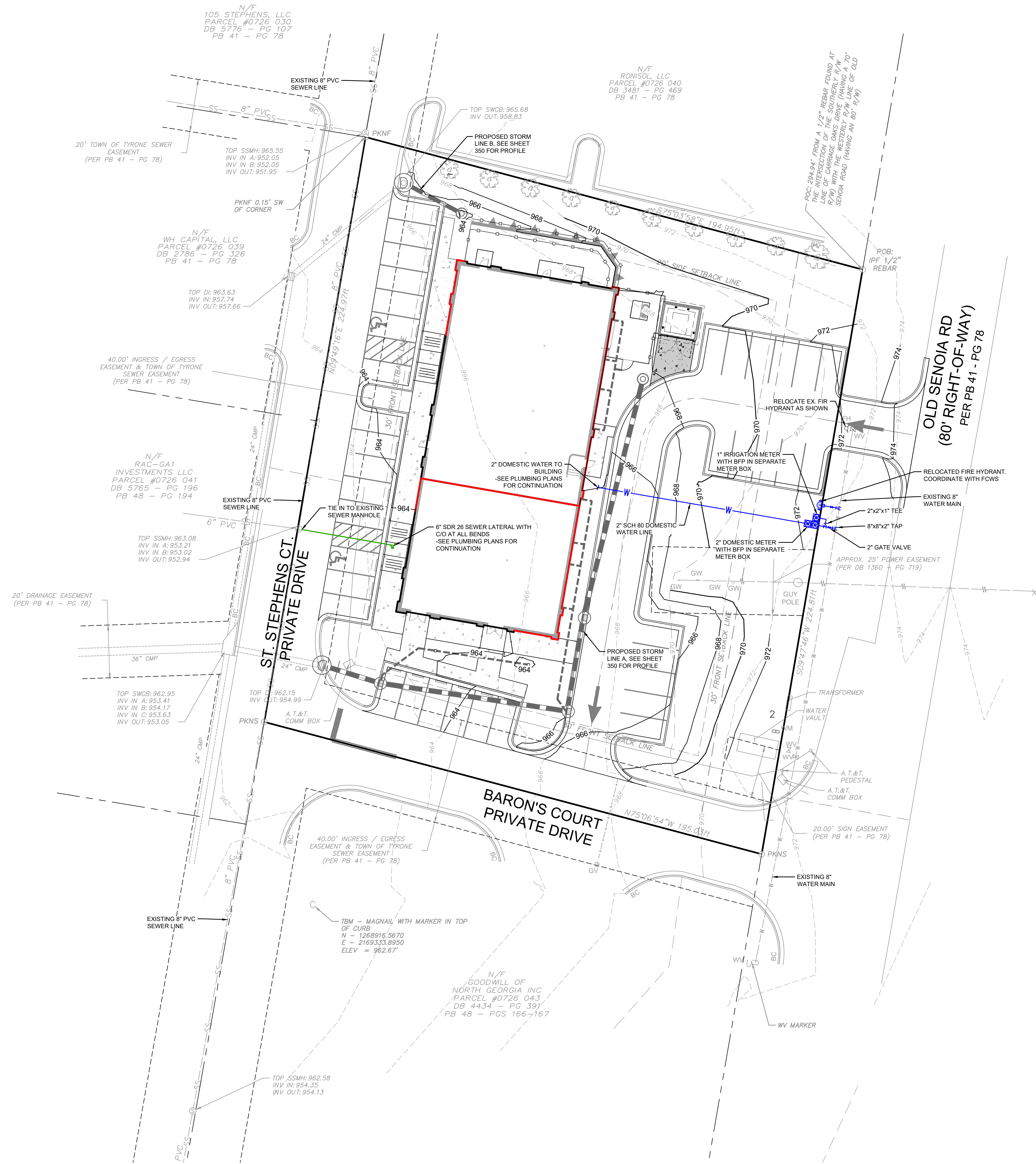
DRAWING NO. C400

UTILITY PLAN LEGEND:

- = PROPOSED WATER METER - SEE DETAIL ON SHEET C706
- = PROPOSED GATE VALVE
- = PROPOSED WATER LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED FITTING
- = PROPOSED SANITARY SEWER LINE
- = PROPOSED SEWER CLEANOUT - SEE DETAIL ON SHEET C705
- = EXISTING WATER LINE
- = EXISTING SEWER LINE
- = EXISTING SANITARY SEWER MANHOLE
- = EXISTING FIRE HYDRANT TO BE RELOCATED

UTILITY PLAN NOTES:

- SEE SHEET C001 FOR ADDITIONAL UTILITY PLAN NOTES.
- EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS OPERATIONS WITH ALL UTILITIES WHICH MAY BE IN CONFLICT WITH HIS WORK.
- THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL SUCH UTILITIES, OR RELOCATE UTILITIES AS NEEDED.
- ALL ON-SITE WATER AND SEWER FACILITIES ARE INTENDED TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNER.
- WATER AND SEWER SERVICES SHALL HAVE MINIMUM 10 FT SEPARATION.
- WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY TOWN OF TYRONE PUBLIC WORKS.
- INTERIOR FIRE PROTECTION SPRINKLERS REQUIRED. SEE PLUMBING PLANS FOR DETAILS.
- ALL SEWER CLEANOUTS IN CONCRETE, PAVED, ECT. AREAS SHALL HAVE HEAVY CLEANOUT BOX.
- ALL SEWER CLEANOUTS IN GRASSED OR LANDSCAPED AREAS SHALL HAVE IRRIGATION BOX.
- WATER/SEWER DETAILS ON SHEET C-702 AND C-703
- CONTRACTOR RESPONSIBLE FOR SECONDARY TO TRANSFORMER
- CONTRACTOR RESPONSIBLE FOR ANY COST DUE TO UNFORSEEN CONDITIONS (I.E. ROCK) IN ADDITION TO INSTALLING ELECTRICAL SERVICES.
- SITE LIGHTING TO BE PROVIDED BY POWER PROVIDER.



#5

- #6

#10

- 2

#10



#12 #13 #14

"I certify that the permittee's Erosion Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia," (published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements designated in the General NPDES Permit No. GAR 100003."

REID K ALMAND, P.E. P.E. #: 47263 GSWCC#: 79754

ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED
IN EROSION AND SEDIMENT CONTROL BY THE GASWCC OR SUPERVISED BY
SOMEONE WHO IS.

#30

#22

SECONDARY PERMITTEES SIGN WHEN RECEIVING PLANS. ALL SECONDARY PERMITTEES MUST SUBMIT SECONDARY NOI AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY.

PHONE:

PHONE:

PHONE:

PHONE:

LAND LOT 116 OF THE 7th DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA
PARCEL ID NUMBER: 0726 031

- #7

#10



- #2



DRAWING NO.
C500

15

Site Description and Location:

THE SITE IS LOCATED ON THE EAST SIDE OF GATES ENTRY AT THE INTERSECTION OF GATES ENTRY AND JOEL COWAN PARKWAY (STATE HIGHWAY 74) IN PEACHTREE CITY, GEORGIA. IN THE PROPOSED, DEVELOPED CONDITION, THE PROJECT WILL CONSIST OF A SINGLE STORY MEDICAL OFFICE WITH ASSOCIATED PARKING, UTILITIES, LANDSCAPING AND STORMWATER MANAGEMENT.

Construction Site Area:

SITE AREA: 1.0 AC
DISTURBED AREA: .90 AC.

Soil Types: #49
CeB

Wetlands: #44

THERE ARE NO WETLANDS LOCATED WITHIN 200 FEET OF THE BOUNDARIES OF THE PROJECT PROPERTY.

State Waters: #44

NO STATE WATERS ARE LOCATED ON OR WITHIN 200 FEET OF THE BOUNDARIES OF THE PROJECT PROPERTY.

Drainage Description:

DRAINAGE FROM THIS PROJECT FLOWS FROM EAST TO WEST. IN THE PROPOSED CONDITION, THE SITE WILL COLLECT STORMWATER INTO A SERIES OF STORM INLETS THAT TIE INTO THE LOCAL INFRASTRUCTURE. THE EXISTING PIPE NETWORKS CONVEY STORMWATER TO THE WEST UNDER HWY 74 TO AN EXISTING DETENTION FACILITY LOCATED IN THE SOUTH HAMPTON SUBDIVISION BEFORE ULTIMATELY DRAINING TO AN UNNAMED TRIBUTARY TO TRICKUM CREEK.

Slopes After Grading:

MAXIMUM CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V UNLESS OTHERWISE INDICATED.

Erosion Control Measures:

EROSION CONTROL MEASURES STRUCTURAL AND NONSTRUCTURAL CONTROLS WILL BE USED ONSITE TO PREVENT EROSION DURING CONSTRUCTION INCLUDING TEMPORARY GRASSING AND SOD, STORM DRAIN INLET AND OUTLET PROTECTION, SILT FENCING, SLOPE DRAINS, INLET SEDIMENT TRAPS, AND OTHER MEASURES AS NECESSARY TO LIMIT SEDIMENT DISCHARGE FROM THE SITE. PLEASE REFER TO THE EROSION CONTROL PLANS FOR SPECIFIC INFORMATION.

THE PRIMARY PERMITTEE SHALL MAKE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS AVAILABLE UPON REQUEST TO DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT. INSPECTIONS SHALL BE DONE BY CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON-SITE IN COMPLIANCE WITH GAR 100003."

1. Site Description #9

A. Existing Site Conditions

The site is a previously cleared lot of a commercial subdivision.

B. Proposed Construction Activities

The proposed development will consist of an 8,000 s.f. building with associated parking, stormwater, landscaping and associated utilities.

- GRADING
- DRAINAGE
- PAVING
- STORMWATER FACILITIES

C. Construction Sequence

The proposed construction is estimated to take approximately 18 months. Sediment and erosion control will be maintained for the duration of construction. Perimeter silt fence and the construction exit will be installed prior to clearing of debris. Access to exposed soil will be limited to off-road construction equipment and construction material.

After the initial 2 weeks of clearing of debris, temporary vegetation will be provided. Rough grading will begin after clearing, along with structural controls for sediment storage, concrete work and silt fence as needed. Permanent vegetation will be installed within two weeks of completion of grading activities.

Please refer to the Erosion and Sediment Control Plan, Sheet C500, for the activity schedule.

D. Hydrology

The following runoff coefficients were calculated for the existing and proposed developed conditions of the contributing drainage basins.

Basin A - 1.00 ACS.
Existing CN: Basin A - 66.55 Proposed CN: Basin A - 85.42

2. Controls #37

The following controls will be implemented at the construction site:

- Initial perimeter BMP controls will include silt fencing and stone pads to be used at the construction exit.
- Intermediate grading and drainage BMPs will include silt fencing, stone pads, and sediment traps to be used at the construction exit, and temporary grassing.
- Final BMPs will include permanent grassing by seed and additional landscaping as necessary.

A. Erosion and Sediment Controls

- Stabilization measures.** Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or other adverse weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity will resume on a portion of the site within 21 days from when activities ceased, (i.e., the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14th day after construction activity temporarily ceased.
- Structural Practices.** Structural practices will be implemented to divert flows from exposed soils or otherwise limit runoff and the discharge of pollutants from exposed areas of the site to the degree attainable. The practices, identified on Sheet C510, include but may not be limited to silt fences, earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, temporary or permanent sediment basins and other measures design and implemented in accordance with the Manual for Erosion and Sediment Control in Georgia, latest edition. The installation of these devices may be subject to Section 404 of the CWA.

B. Storm Water Management

Structural measures should be placed on upland soils to the degree attainable. The installation of these devices may be subject to Section 404 of the CWA. This permit only addresses the installation of storm water management measures, and not the ultimate operation and maintenance of such structures after the construction activities have been completed and the site has undergone final stabilization. Operators are only responsible for the installation and maintenance of storm water management measures prior to final stabilization of the site, and are not responsible for maintenance after storm water discharges associated with construction activity have been eliminated from the site.

C. OTHER CONTROLS

- Waste disposal. Solid materials, including building materials, will not be discharged to waters of the state, except as authorized by a section 404 permit.
 - Off-site vehicle tracking of dirt, solids, and sediments and the generation of dust will be minimized or eliminated to the maximum extent practical.
 - The permittee is in compliance with the state and local waste disposal, sanitary sewer, and septic tank regulations.
 - Petroleum Spills and Leaks**
 - Best management practices for prevention of petroleum spills:** All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers that are clearly labeled. Any petroleum to be stored in tanks will have be surrounded by an earthen berm as a secondary protective measure. Any Asphalt substances used onsite will be applied according to the manufacture's recommendations. All petroleum products shall be stored and used in area that provides a secondary containment feature, and shall be located in an area with the least foreseeable impact if a catastrophic event should occur. Emergency contact numbers and procedures for spills shall be available on-site.
 - Best management practices for remediation of petroleum spills:**
 - Spill Cleanup and Control Practices
 - Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.
 - Materials and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers.
 - Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
 - All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State, and Federal regulations.
 - FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802 or 1-202-426-2675
 - FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802 or 1-202-426-2675.
 - FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA E.P.D. WILL BE CONTACTED WITHIN 24 HOURS
 - FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.
- The contractor shall notify the licensed professional who prepared this Plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.
(NOTE: CONTACT NUMBERS HAVE CHANGED. HIGHLIGHTED BOLD CONTACT NUMBERS ARE CORRECT)

(5) Product Specific Practices

- Petroleum Based Products - Containers for products such as fuels, lubricants, and tars will be inspected daily for leaks and spills. This includes onsite vehicles and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from State Waters, natural drains, and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels, and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.
- Petroleum storage shall be done in accordance with one of the two following methods to prevent storm water discharges on the site.
 - All petroleum storage containers shall be covered with plastic sheeting or be located under a temporary roof.
 - All petroleum storage containers shall be located in a secondary containment area.
- Paints/Finishes/Solvents - All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products, and product containers will be disposed of according to manufacturer's specifications and recommendations.
- Concrete Truck Washing - NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.
- Fertilizer/Herbicides - These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.
- Building Materials - No building or construction materials will be buried or disposed of onsite. All such material will be disposed of in proper waste disposal procedures.
- Cover - Building materials will be stored in a staging area and covered with appropriate tarp or lean-to, to ensure no pollution of storm water can occur. All materials to be stored on stone base. All liquids, solvents, fuels, or similar to be kept in appropriate water tight containers to ensure no leakage or commingling with storm water will occur.

3. Inspections. #31

a. Permittee requirements

- Each day when any type of construction activity has taken place at a primary permittee's site, certified personnel provided by the primary permittee shall inspect: (a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment and (b) all locations at the primary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted.
- Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.
- Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the primary permittee's construction site; (b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the primary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.
- Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination has been submitted) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).
- Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.
- A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5), of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction site that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit.

4. Maintenance

- Inspections by a qualified personnel provided by the primary permittee and the associated records shall be kept on-site in compliance with GAR. 100003.
- Inspections of erosion control measures will be performed and corrective action taken when needed as required by the plan.
- The permittee shall maintain all erosion control measures until permanent vegetation has been established.
- The permittee shall clean out all sediment storage areas when required by the "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
- Accumulated silt shall be removed when the silt is within 12" of the top of the silt fence utilized for erosion control.

5. Sampling Requirements.

A. Sampling Requirements

Sampling will occur at the outfall from the new detention pond. The unnamed tributary downstream of the proposed development is classified as state waters (supporting warm water fisheries). (See the Erosion and Sediment Control Plan, Sheet C520 for Sampling Location).

B. Sample Type. #34

All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001" and guidance documents that may be prepared by the EPD.

- Sample containers should be labeled prior to collecting the samples.

- Samples should be well mixed before transferring to a secondary container.

- Large mouth, well cleaned and rinsed glass or plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination.

- Manual, automatic or rising stage sampling may be utilized. Samples required by this permit should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automated analysis is utilized. If automatic sampling is utilized and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Dilution of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be cooled.

- Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in this permit must be reported to EPD as specified in Part IV.E.

C. Sampling Points.

- For construction activities the primary permittee must sample all receiving water(s), or all outfall(s), or a combination of receiving water(s) and outfall(s). Samples taken for the purpose of compliance with this permit shall be representative of the monitored activity and representative of the water quality of the receiving water(s) and/or the stormwater outfalls using the following minimum guidelines:

- The upstream sample for each receiving water(s) must be taken immediately upstream of the confluence of the first stormwater discharge from the permitted activity (i.e., the discharge farthest upstream at the site) but downstream of any other stormwater discharges not associated with the permitted activity. Where appropriate, several upstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the upstream turbidity value.

- The downstream sample for each receiving water(s) must be taken downstream of the confluence of the last stormwater discharge from the permitted activity (i.e., the discharge farthest downstream at the site) but upstream of any other stormwater discharge not associated with the permitted activity. Where appropriate, several downstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the downstream turbidity value.

- Ideally the samples should be taken from the horizontal and vertical center of the receiving water(s) or the stormwater outfall channel(s).

- Care should be taken to avoid stirring the bottom sediments in the receiving water(s) or in the outfall stormwater channel.

- The sampling container should be held so that the opening faces upstream.

- The samples should be kept free from floating debris.

- Permittees do not have to sample sheet flow that flows onto undisturbed natural areas or areas stabilized by the project. For purposes of this section, stabilized shall mean, for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and a seeding of target crop perennials appropriate for the region).

- All sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, timing, and frequency) as to accurately reflect whether stormwater runoff from the construction site is in compliance with the standard set forth in Parts III.D.3. or III.D.4., whichever is applicable.

D. Sampling Frequency. #32

- The primary permittee must sample in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any stormwater discharge to a monitored receiving water and/or from a monitored outfall location within in forty-five (45) minutes or as soon as possible.

- However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the stormwater discharge.

- Sampling by the permittee shall occur for the following qualifying events:

- For each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling location;

- In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit either 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the sampling location, whichever comes first;

- At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed, installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours" until the selected turbidity standard is attained, or until post-storm event inspections determine that BMPs are properly designed, installed and maintained;

- Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6), must include a written justification in the inspection report of why sampling was not performed. Providing this justification does not relieve the permittee of any subsequent sampling obligations under (a), (b) or (c) above; and

- Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.

*Note that the permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week.

E. Turbidity Limitations #35

- In-stream discharge is not to increase turbidity in the receiving stream by more than twenty-five (25) nephelometric units (NTU) for waters supporting warm water fisheries, as stated in GAR 100003 Part III.C.3.
- The outfall discharge from the NPDES Sample Location Point(s) is not to exceed the maximum allowable NTU value shown below as stated in GAR 100003 Part III.C.4 and from Appendix B.

Turbidity Requirements:

SURFACE WATER DRAINAGE AREA: < 4.99 SQUARE MILES
SITE SIZE: 0 to 10 ACRES

MAXIMUM ALLOWABLE NTU = 50

6. Non-Stormwater Discharges

It is anticipated that non-stormwater discharges will occur as part of the flushing and disinfection processes required for the potable water and fire service installed with this construction. This will include the main waterline and several hydrants. In all areas, the discharge is to be directed to the adjacent pavement to prevent scour. In addition, the location where this water exits the pavement will be observed during the discharge. If any evidence of erosion begins, the operation will be immediately stopped, and either altered to prevent erosion or delayed until completion of the installation of control measures.

7. Reporting. #32

- The applicable permittees are required to submit the sampling results to the EPD at the address shown in Part II.C. by the fifteenth day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any stormwater discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD using the electronic submittal service provided by EPD. Sampling reports must be submitted to EPD until such time as a NOT is submitted in accordance with Part VI.

- All sampling reports shall include the following information:

- The rainfall amount, date, exact place and time of sampling or measurements;
- The name(s) of the certified personnel who performed the sampling and measurements;
- The date(s) analyses were performed;
- The time(s) analyses were initiated;
- The name(s) of the certified personnel who performed the analyses;
- References and written procedures, when available, for the analytical techniques or methods used;
- The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc., used to determine these results;
- Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU," and
- Certification statement that sampling was conducted as per the Plan.

- All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated location from commencement of construction until such time as a NOT is submitted in accordance with Part VI.

8. Retention of Records. #33

- The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- A copy of all Notices of Intent submitted to EPD;
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
- The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
- A copy of all sampling information, results, and reports required by this permit;
- A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit;
- A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
- Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit

- Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports required by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI. of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

9. Report Submittal

All written correspondence required by this permit shall be submitted by **return receipt certified mail** (or similar service) to the appropriate District Office of the EPD. See address below:

**EPD MOUNTAIN DISTRICT OFFICE (CARTERSVILLE)
P.O. BOX 3250
16 CENTER ROAD
CARTERSVILLE, GA 30121**

#2
REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754

GEORGIA811
www.Georgia811.com

DRAWING NO.

C501

#1

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST		
COMMON DEVELOPMENT CONSTRUCTION PROJECTS (Primary and Tertiary Permittees) GAR100003		
SWCD: _____		
Project Name: <u>DOGTIOPIA</u>		Address: <u>OLD SENOIA ROAD</u>
Local Issuing Authority: <u>TOWN OF TYRONE</u>		Date on Plans: _____
Name & Email of person filling out checklist: <u>Reid K. Almand, P.E., reid.almand@highlandlp.us</u>		
Plan	Included	
Page #	Y/N	TO BE SHOWN ON ES&PC PLAN
C502	Y	1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed. Permit IVD.1, pg 28 (Signature, seal and Level II number must be on each sheet pertaining to ES&PC Plan or the Plan will not be reviewed)
C500	Y	2 Level II certification number issued by the Commission, signature and seal of the certified design professional.
C500	Y	3 Limit of disturbance shall be less than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan <u>must</u> include the GAEPD approval letter and completed Appendix 1 of this checklist with at least 4 of the chosen BMPs. * (A copy of the written approval by GAEPD must be attached to the Plan for the Plan to be reviewed.)
C500	Y	4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
C500	Y	5 Provide the name, address, email address, and phone number of the Primary Permittee or Tertiary Permittee.
C500	Y	6 Note total and disturbed acreages of the project or phase under construction.
C500	Y	7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
C500	Y	8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C501	Y	9 Descriptions of the nature of construction activity and existing site conditions.
C500	Y	10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C501	Y	11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
C500	Y	12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 22 of the permit.
C500	Y	13 Design professional's certification statement and signature that the Permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 22 of the permit.
C500	Y	14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect and certify the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." *
C500	Y	15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of westered vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C501	N/A	16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
C500	Y	17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
C500	Y	18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
C500	Y	19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C500	Y	20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
C500	Y	21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
C500	Y	22-A Prior to a Secondary Permittee conducting any construction activity, the applicable portion of the Primary Permittee's ES&PC Plan is to be provided. The Plan shall include a section for each Secondary Permittee to sign the Secondary Permittee Certification Statement and include the information required by Part II.B.2. *
C500	Y	22-B For all Secondary Permittees, a Final Stabilization Certification must be signed when final stabilization has been achieved, stormwater discharge for activities has ceased, and temporary BMPs have been removed for their portion of the site. The Plan shall include a section for each Secondary Permittee to sign the Final Stabilization Certification and include the information required by Part VI.D. *
N/A		23 Any construction activity which discharges storm water into a Biota Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of a Biota Impaired Stream Segment, must comply with Part III.C. of the permit. Include the completed Appendix 1 of this checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
		24 If a TMDL Implementation Plan for sediment has been finalized for the Biota Impaired Stream Segment (identified in Item 23 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
C501	Y	25 BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited.
C501	Y	26 Provide BMPs for the remediation of all petroleum spills and leaks.

C501	Y	27 Description of practices to provide cover for building materials and building products on site. *						
C501	Y	28 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.						
C501	Y	29 Description of the practices that will be used to reduce the pollutants in storm water discharges.						
C500	Y	30 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, grading, infrastructure, temporary and final stabilization). *						
C501	Y	31 Provide complete requirements of <u>Inspections</u> and record keeping by the Primary or Tertiary Permittee.						
C501	Y	32 Provide complete requirements of <u>Sampling Frequency</u> and <u>Reporting</u> of sampling results. *						
C501	Y	33 Provide complete details for <u>Retention of Records</u> as per Part IV.F. of the permit.						
C501	Y	34 Description of analytical methods to be used to collect and analyze the samples from each location. *						
C501	Y	35 Appendix B rationale for NTU values at all outfall sampling points where applicable. *						
C510	Y	36 Delineate all sampling locations on all phases of the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged. *						
C501	Y	37 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage requirements and initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all BMPs into a single phase plan.						
C510	Y	38 Plan addresses BMPs for all phases of common development, including individual building lots and out-parcels, etc. regardless of who owns or operates the individual sites. Include typical and any applicable situational lot plans						
C510	Y	39 Graphic scale and North arrow.						
C510	Y	40 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: <table><thead><tr><th>Map Scale</th><th>Ground Slope</th><th>Contour Intervals, ft.</th></tr></thead><tbody><tr><td>1 inch = 100ft or larger scale</td><td>Flat 0 - 2% Rolling 2 - 8% Steep 8% +</td><td>0.5 or 1 1 or 2 2, 5 or 10</td></tr></tbody></table>	Map Scale	Ground Slope	Contour Intervals, ft.	1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2, 5 or 10
Map Scale	Ground Slope	Contour Intervals, ft.						
1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2, 5 or 10						
C500	N/A	41 Use of Alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at www.gaswcc.org .						
N/A		42 Use of Alternative BMP for application to the Equivalent BMP List. Refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition.						
N/A		43 Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State Waters and any additional buffers as required by the Local Issuing Authority. Clearly note and delineate all areas of impact						
C501	Y	44 Delineation of all State Waters and wetlands located on or within 200 feet of the project site.						
C510	Y	45 Delineation and acreage of contributing drainage basins on the project site.						
C503	Y	46 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *						
C501	Y	47 Estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. *						
N/A		48 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate at all storm water discharge points. ITEM IS N/A BECAUSE THERE ARE NO PROPOSED STORM PIPE OUTFALLS AS PART OF THIS DEVELOPMENT. RUNOFF FROM THE PROJECT AREA IS CAPTURED BY EXISTING PIPE NETWORK, OR VIA SHEETFLOW.						
C501	Y	49 Soil series for the project site and their delineation.						
C510	Y	50 The limits of disturbance for each phase of construction.						
C510	Y	51 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, Permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.						
C510	Y	52 Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual Chapter 6, with legend.						
C600	Y	53 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.						
C600	Y	54 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.						
		* This requirement of the Common Development permit is not applicable to Tertiary Permittees with a Plan(s) for a typical individual lot(s), if the total land disturbance within the construction site is less than five (5) acres and the total land disturbance within each individual lot is less than one (1) acre. If applicable, the * checklist item would be N/A.						

Effective January 1, 2025

#2

REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754



DRAWING NO.
C502



SITE DEVELOPMENT PLANS
FOR
DOGTIOPIA

N.P.D.E.S. CHECKLIST

LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

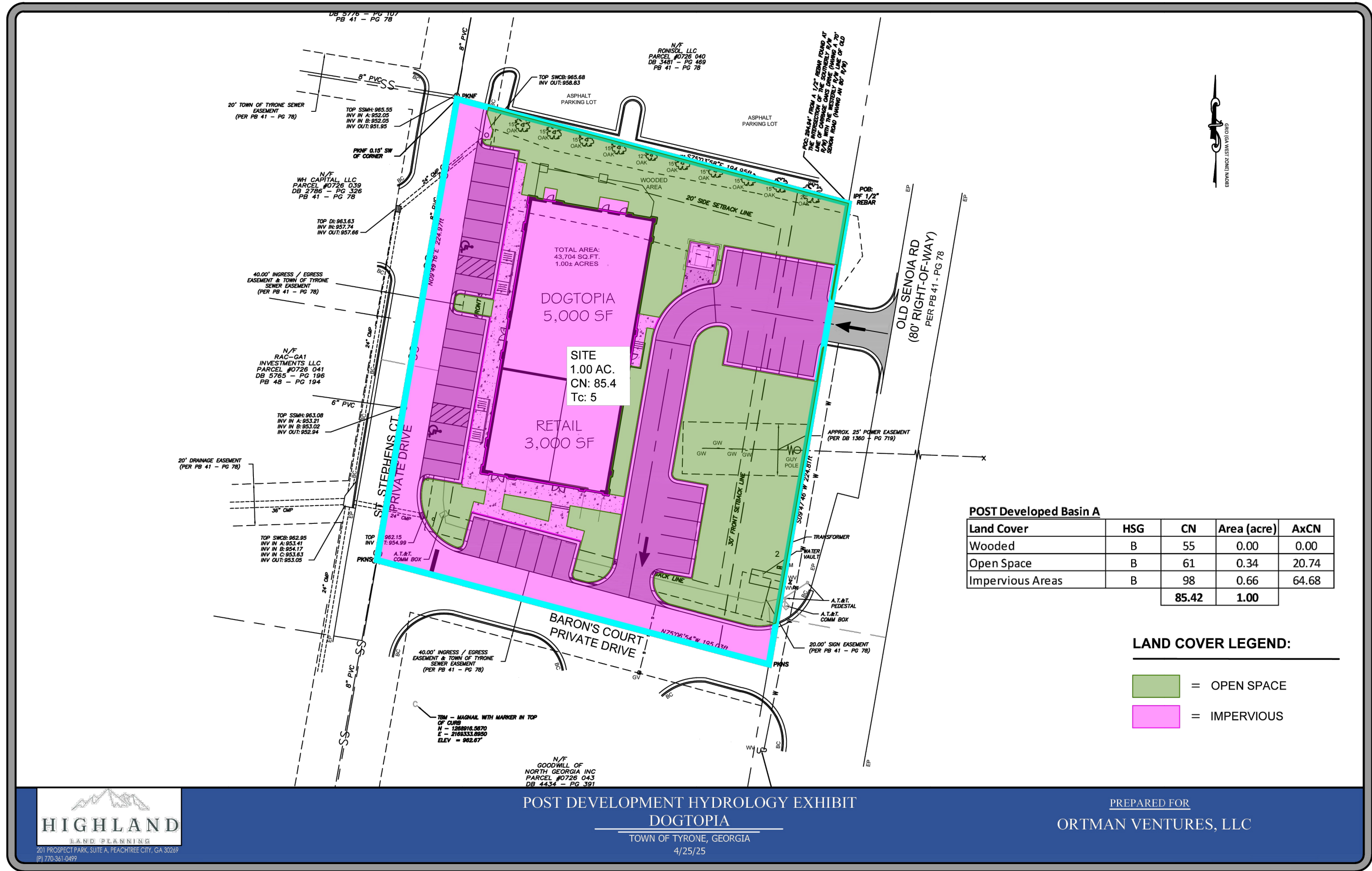
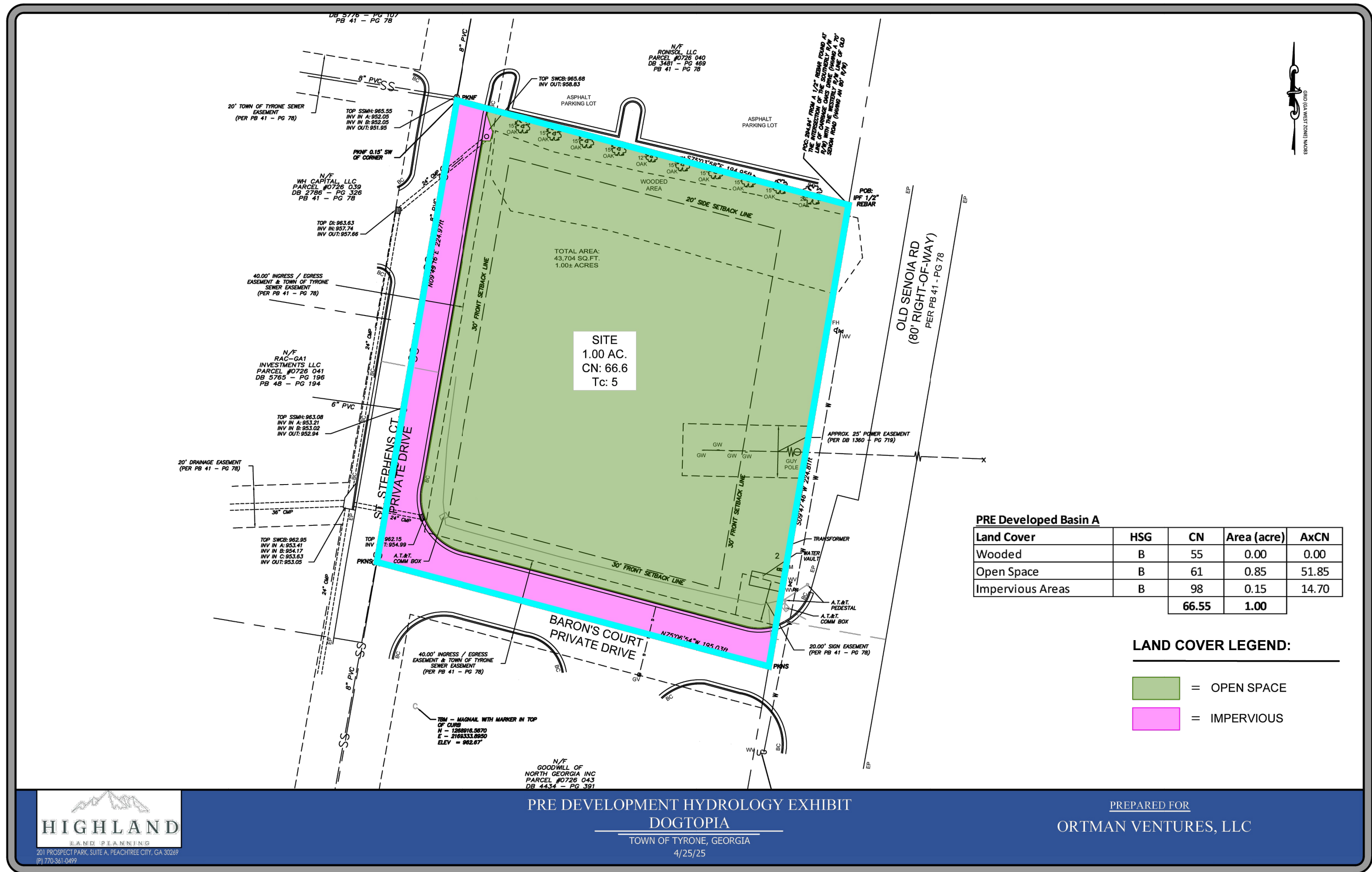


Rev.	Description	Date
1.	ISSUE FOR REVIEW	05/23/25

Drawn by:	Check by:
RVA	JLV

Date: 05/23/25

#45
#46



#2
REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754

GEORGIA811
www.Georgia811.com

DRAWING NO.
C503

HIGHLAND
LAND PLANNING
201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30229
COA NO. 15028551 | 404.662.0226

NOT FOR CONSTRUCTION
REID K. ALMAND
PROFESSIONAL ENGINEER
STATE OF GEORGIA
PE #47263

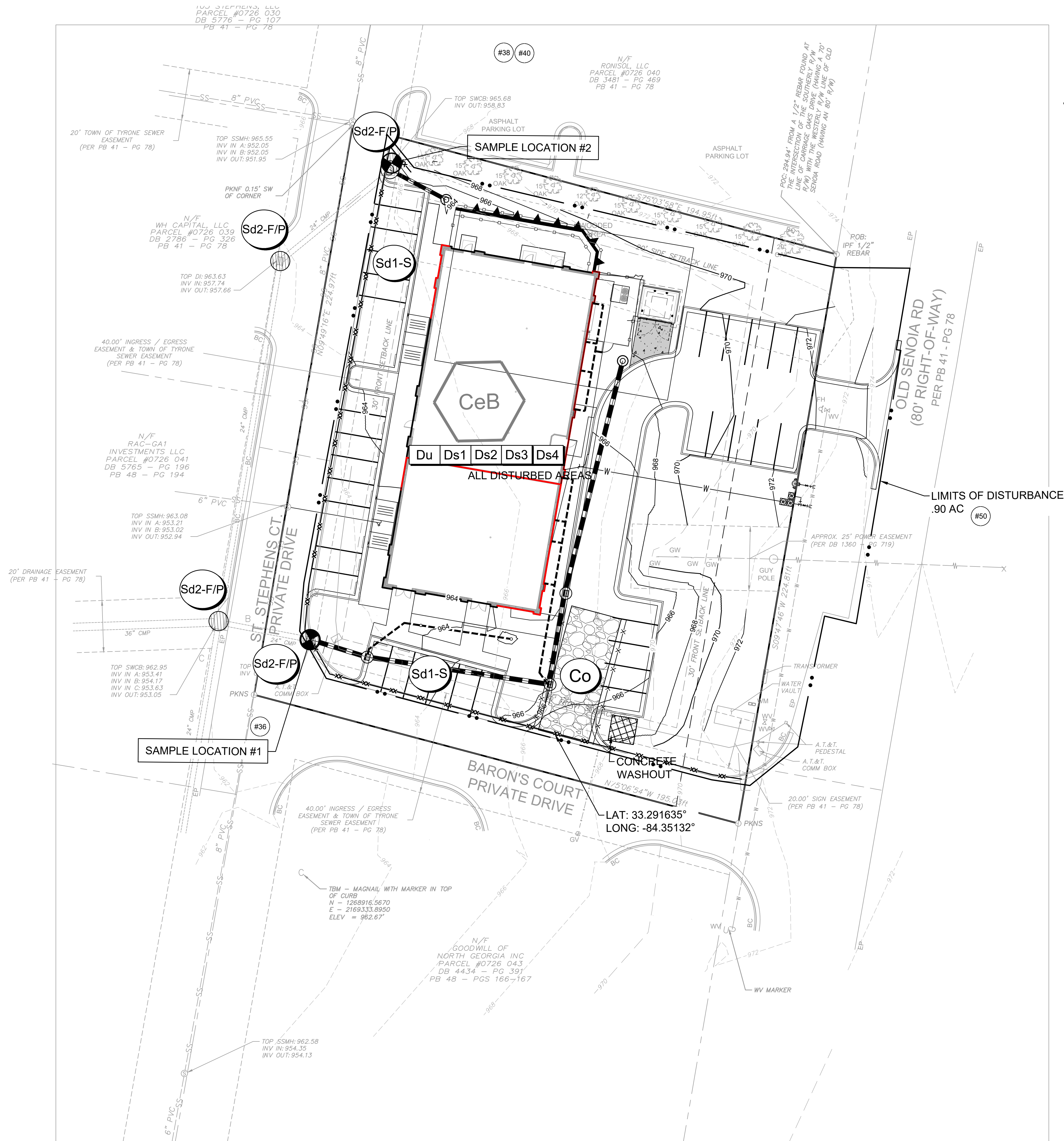
SITE DEVELOPMENT PLANS
FOR
DOGTOPIA

LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

DRAINAGE BASINS

Date: 05/23/25
Drawn by: RKA
Check by: JLV

Rev. Description
1. ISSUE FOR REVIEW
2. 5/23/25
3. 5/23/25
4. 5/23/25



PHASING PLAN:

- INITIAL
 - Co Sd1 Sd2 Du
- INTERMEDIATE
 - Co Sd1 Sd2 Du Ds1 Ds2 Ds3
- FINAL
 - Ds3 Ds4

**** MAINTAIN INITIAL PHASE EROSION CONTROL MEASURES DURING ACTIVE CONSTRUCTION PROJECT**

**** REMOVE ALL INITIAL AND INTERMEDIATE PHASE BMPs ONCE ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND FINAL STABILIZATION HAS BEEN ACHIEVED**

#52 STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SOODING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.

#51 NOTE:
DUE TO THE SIZE AND NATURE OF THE PROJECT SITE, THE REQUIRED SEDIMENT STORAGE OF 67 CUBIC YARDS OF STORAGE PER ACRE IS NOT ATTAINABLE. THE COMBINATION OF INLET SEDIMENT TRAPS AND PERIMETER SILT FENCE WILL BE USED TO OBTAIN SUFFICIENT PROTECTION OF SEDIMENT LEAVING THE PROJECT AREA AS WELL AS THE OTHER STRUCTURAL AND VEGETATIVE PRACTICES SPECIFIED AS PART OF THIS PLAN.

- LEGEND**
- XXX — EXISTING CONTOURS
 - XXX — PROPOSED INDEX CONTOURS
 - XXX — PROPOSED INTERVAL CONTOURS
 - X X X — PROPOSED SILT FENCE
 - — TREE PROTECTION FENCE
 - • — LIMITS OF DISTURBANCE
 - ███ — SOILS LIMITS

#2 REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754



THREE PHASE EROSION AND SEDIMENTATION CONTROL PLAN

DATE: 05/23/25
DRAWN BY: RKA
CHECK BY: JLV

SCALE: 1" = 20'

REVISIONS

Rev.	Description	Date
1	ISSUE FOR REVIEW	05/23/25

SITE DEVELOPMENT PLANS FOR DOGTOPIA

LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

CONSTRUCTION

GEORGIA 811

HIGHLAND LAND PLANNING

201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30309
770.263.1049
COA NO. E000000011000 04/02/2024

DRAWING NO. C510

Ds1 MULCHING SPECIFICATIONS:

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGLE EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATION TECHNIQUES SHALL BE EMPLOYED.

SITE PREPARATION

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES, AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

APPLYING MULCH

- WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
 2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
 3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OF DAMAGE TO SHOES, CLOTHING, ETC.
 4. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION T6-TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 TEMPORARY SEEDING SPECIFICATIONS:

A. GRADING AND SHAPING

1. EXCESSIVE WATER RUNOFF MUST BE CONTROLLED BY PLANNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BASINS, AND OTHERS.

B. SEEDBED PREPARATION

1. WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED.
2. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.
3. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH UNDISTURBED CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED, OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

C. LIME AND FERTILIZER

1. AGRICULTURAL LIME IS NOT REQUIRED.
2. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED.
3. ON SOILS OF VERY LOW FERTILITY, USE 500 TO 700 POUNDS 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 lbs./1000 sq. ft.). IF THE SITE WILL PERMIT, APPLY BEFORE LAND PREPARATION AND DISK, RIP, OR CHISEL TO INCORPORATE.

D. SEEDING

1. SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR.
2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTPACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER).
- DRILL OR CULTPACKER-SEEDERS SHOULD NORMALLY PLACE SEED ONE-HALF TO ONE INCH DEEP.

E. MULCHING

- TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. SEE Ds1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

F. IRRIGATION

- IF WATER IS APPLIED, IT MUST BE AT A RATE NOT CAUSING RUNOFF AND EROSION. THOROUGHLY WET THE SOIL TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

* REVISED 7/01 PER 5TH EDITION OF MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA.

Ds3 PERMANENT SEEDING SPECIFICATIONS:

A. GRADING AND SHAPING

1. GRADING AND SHAPING IS NOT NORMALLY REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENTS.

B. SEEDBED PREPARATION

1. SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED.
2. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

A. BROADCAST PLANTING

1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.

C. LIME AND FERTILIZER - RATES AND ANALYSIS

1. WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED, AGRICULTURAL LIME SHALL BE APPLIED AS INDICATED BY SOIL TEST OR AT THE RATE OF 1 TO 2 TONS PER ACRE. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.
2. LIME SPREAD BY CONVENTIONAL EQUIPMENT WILL BE "GROUND LIMESTONE". GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 90 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10-MESH SIEVE AND NOT LESS THAN 25 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.
3. AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT WILL BE "FINELY GROUND LIMESTONE." FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98 PERCENT OF THE MATERIAL WILL PASS THROUGH A 20-MESH SIEVE AND NOT LESS THAN 70 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.

D. LIME AND FERTILIZER - APPLICATION

1. WHEN HYDRAULIC SEEDING EQUIPMENT IS USED:

- A. THE INITIAL FERTILIZER WILL BE MIXED WITH SEED, INOCULANT (IF NEEDED) AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY. THE SLURRY WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER.

- B. FINELY GROUND LIMESTONE WILL BE MIXED WITH WATER AND APPLIED IMMEDIATELY AFTER MULCHING IS COMPLETED OR IN COMBINATION WITH THE TOP DRESSING.

2. WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER WILL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING WAYS:

- A. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION; OR,
- B. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS; OR,
- C. BROADCAST AFTER STEEP SURFACES AND SCARIFIED, PITTED OR TRENCHED.

- D. A FERTILIZER PELLET WILL BE PLACED AT ROOT DEPTH.

* REVISED 7/01 PER 5TH EDITION OF MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

SPECIES	BROADCAST RATES 2/ - PLS 3/		RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES												REMARKS
	PER ACRE	PER 1000 SQ. FT.		OPTIMUM PERMISSIBLE BUT MARGINAL												
				J	F	M	A	M	J	J	A	S	O	N	D	
MILLET, PEARL (PENNESETUM GLAUCUM)			M-L P C													88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
ALONE	50 LBS	1.1 LB														
RYEGRESS, ANNUAL (LOLIUM TEMULENTUM)			M-L P C													227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES
ALONE	40 LBS	0.9 LB														
SUDANGRASS (SORGHUM SUDANESE)			M-L P C													55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT RECOMMENDED FOR MIXTURES.
ALONE	60 LBS	1.4 LB														
MILLET, BROWNTOP (PANICUM FASCICULATUM)			M-L P C													137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
ALONE IN MIXTURES	40 LBS 10 LBS	0.9 LB 0.2 LB														

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDINGS)

SPECIES	BROADCAST RATES 2/ – PLS 3/		RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES												REMARKS
	PER ACRE	PER 1000 SQ. FT.		OPTIMUM PERMISSIBLE BUT MARGINAL												
				J	F	M	A	M	J	J	A	S	O	N	D	
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED ALONE WITH OTHER PERENNIALS	10 LBS 6 LBS	0.2 LB 0.1 LB	P C													1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING AND SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED WITH TEMPORARY COVER WITH OTHER PERENNIALS	10 LBS 6 LBS	0.2 LB 0.1 LB	P C													PLANT WITH WINTER ANNUALS. PLANT WITH TALL FESCUE.
CENTPEDEE (EREMOCHLOA OPHIUROIDES)	BLOCK SOD ONLY		P C													DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION AS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.
FESCUE, TALL (FESTUCA ARUNDINACEA) ALONE WITH OTHER PERENNIALS	50 LBS 30 LBS	1.1 LB 0.7 LB	M–L P													227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNVELTCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
LESPEDEZA, SERICEA (LESPEDEZA CUNEATA) SCARIFIED	60 LBS	1.4 LB	M–L P C													350,000 SEED PER POUND. WIDELY ADAPTED. LOW MAINTENANCE. MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA, OR TALL FESCUE. TAKES 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED. EXCELLENT ON ROAD BANKS. INOCULATE SEED WITH EL INOCULANT.
UNSCARIFIED	75 LBS	1.7 LB	M–L P C													MIX WITH TALL FESCUE OR WINTER ANNUALS.
SEED–BEARING HAY	3 TONS	138 LB	M–L P C													CUT WHEN SEED IS MATURE. BUT BEFORE IT SHATTERS. TALL FESCUE OR WINTER ANNUALS.
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA) ALONE WITH OTHER PERENNIALS	4 LBS 2 LBS	0.1 LB 0.05 LB	M–L P C													1,500,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.

PERMANENT METHODS:

PERMANENT VEGETATION - REFER TO Ds3 (DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION)

TOPSOILING - COVERING THE SURFACE WITH A LESS EROSION SOIL MATERIAL
STONE - SURFACE WITH CRUSHED STONE OR COARSE GRAVEL (SEE C7 - CONSTRUCTION ROAD STABILIZATION)

TEMPORARY METHODS:

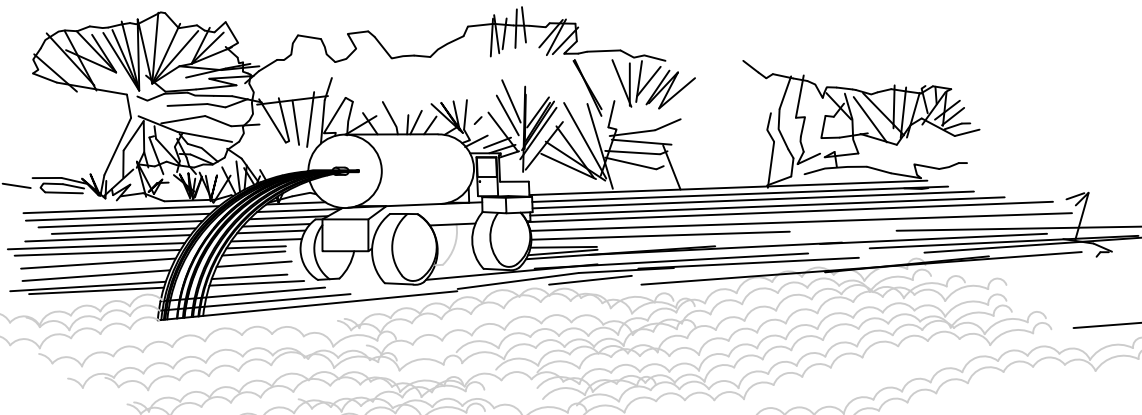
MULCHES - REFER TO Ds1 (DISTURBED AREA STABILIZATION)
VEGETATIVE COVER - REFER TO Ds2 (DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING)

TILLAGE - ROUGHEN AND BRING CLODS TO THE SURFACE BY USE OF CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART

IRRIGATION - SITE SPRINKLED WITH WATER UNTIL WET. REPEAT AS NEEDED

BARRIERS - FENCES, HAY BALES, AND CRATE WALLS PLACED AT INTERVALS 15 TIMES THEIR HEIGHT AND PERPENDICULAR TO AIR CURRENTS

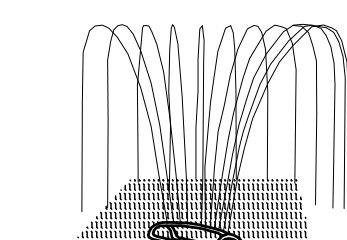
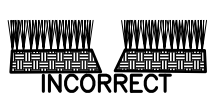
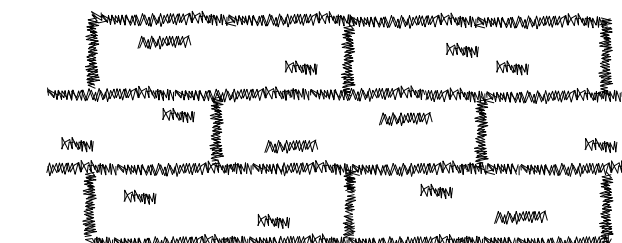
CALCIUM CHLORIDE - APPLY TO KEEP SURFACE WET. REPEAT AS NEEDED.



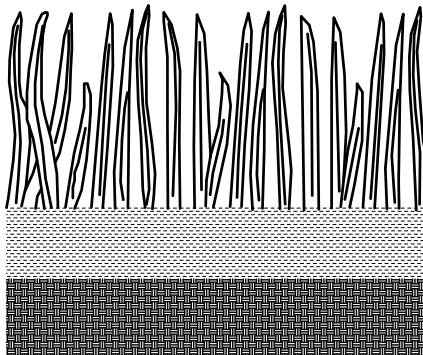
DUST CONTROL

N.T.S.

Du



APPEARANCE OF GOOD SOD



THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK. ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

FERTILIZER REQUIREMENTS FOR SOD				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/ACRE)	NITROGEN TOP DRESSING RATE (LBS/ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	1000	30
	MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30

MAINTENANCE: RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOWED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED.

APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS. FERTILIZE GRASSES IN ACCORDANCE WITH SOIL TESTS OR TABLE TO THE LEFT.

Ds4

SODDING

SCALE: NTS DATE: 1/24/04

#54

Ds1

Ds2

Ds3

DISTURBED AREA STABILIZATION WITH MULCHING, TEMPORARY SEEDINGS AND PERMANENT SEEDINGS

SCALE: NTS

DATE: 1/24/04

#2

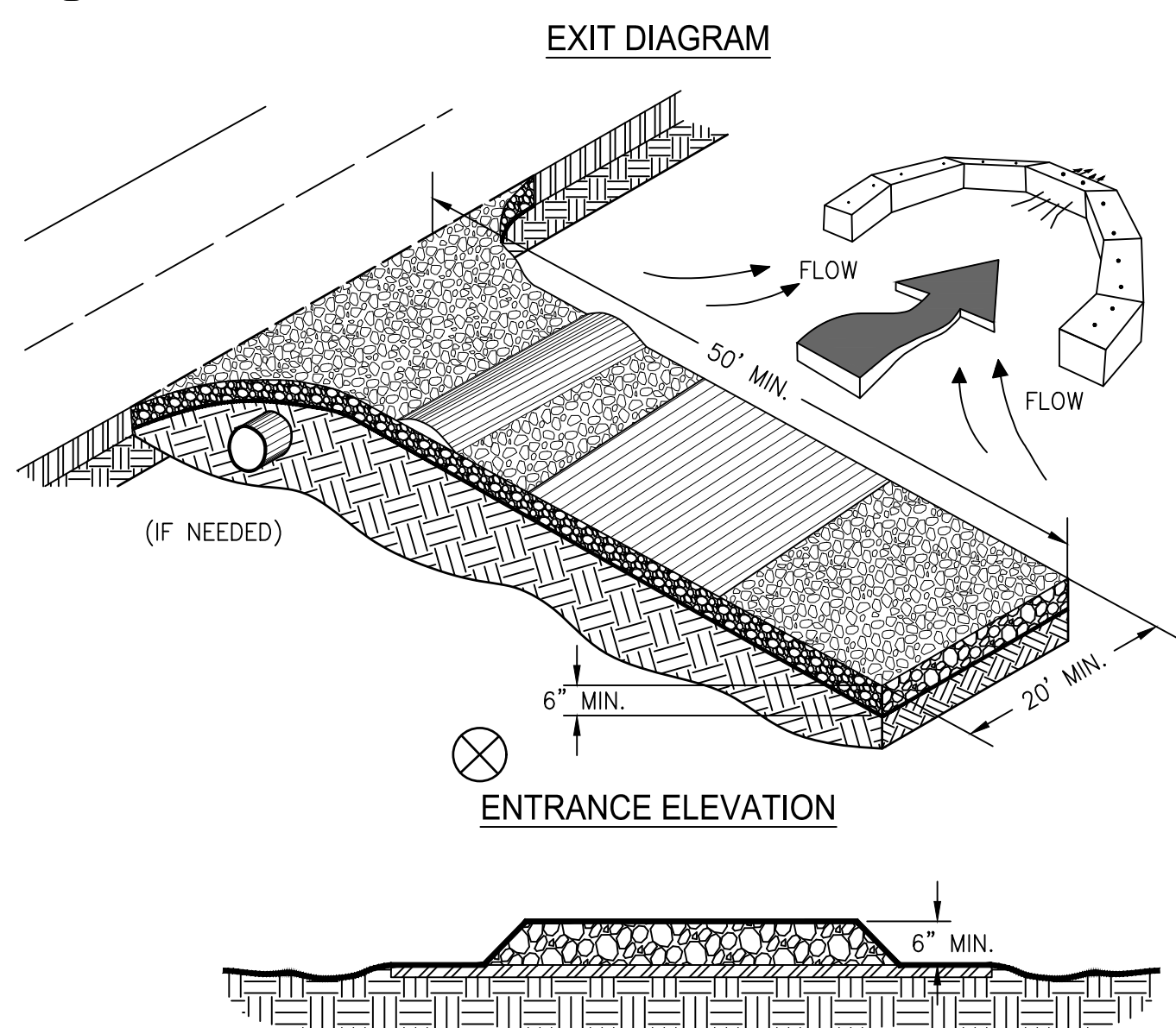
REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754

GEORGIA811
www.Georgia811.com

DRAWING NO.

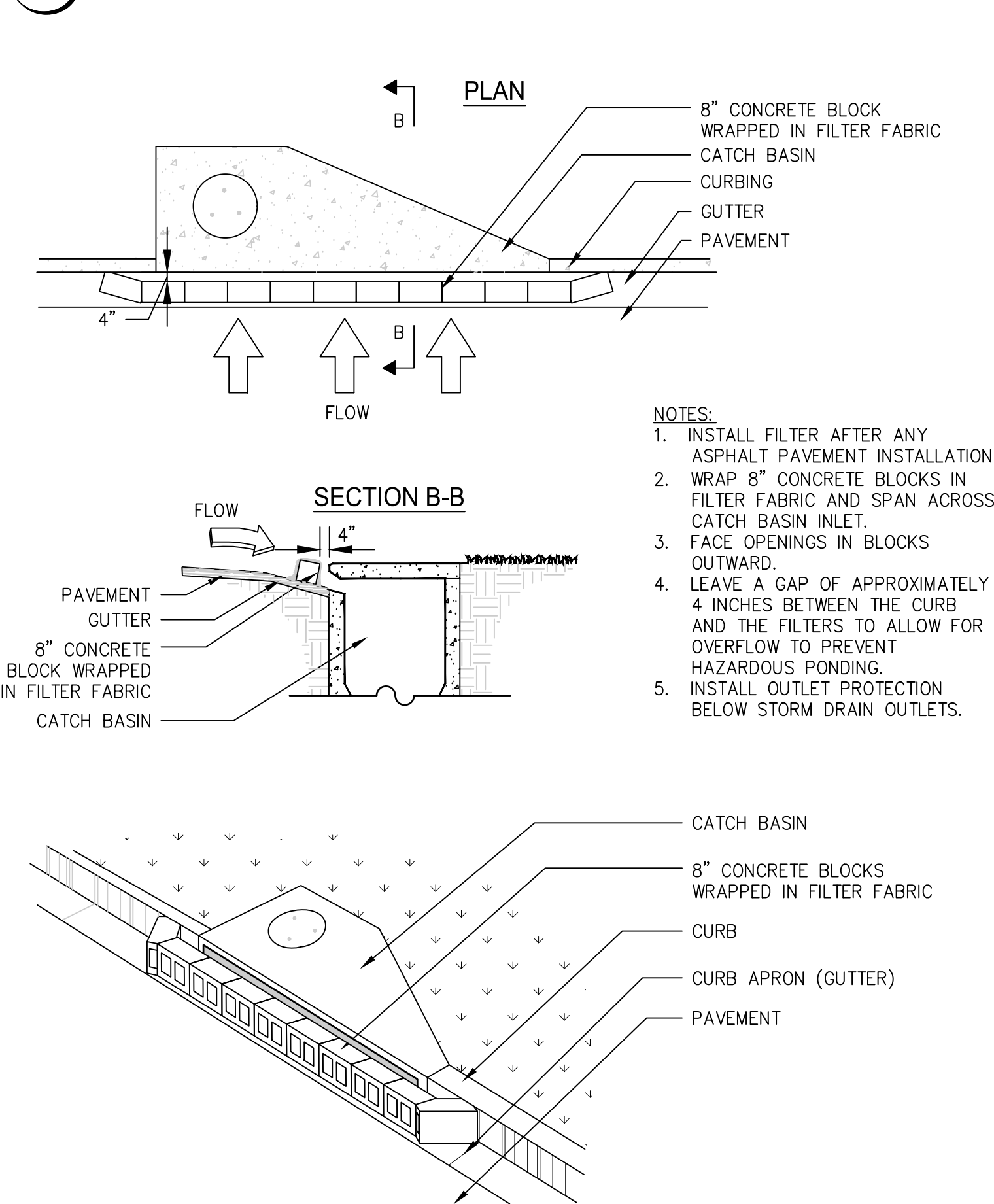
C600

Co CRUSHED STONE CONSTRUCTION EXIT

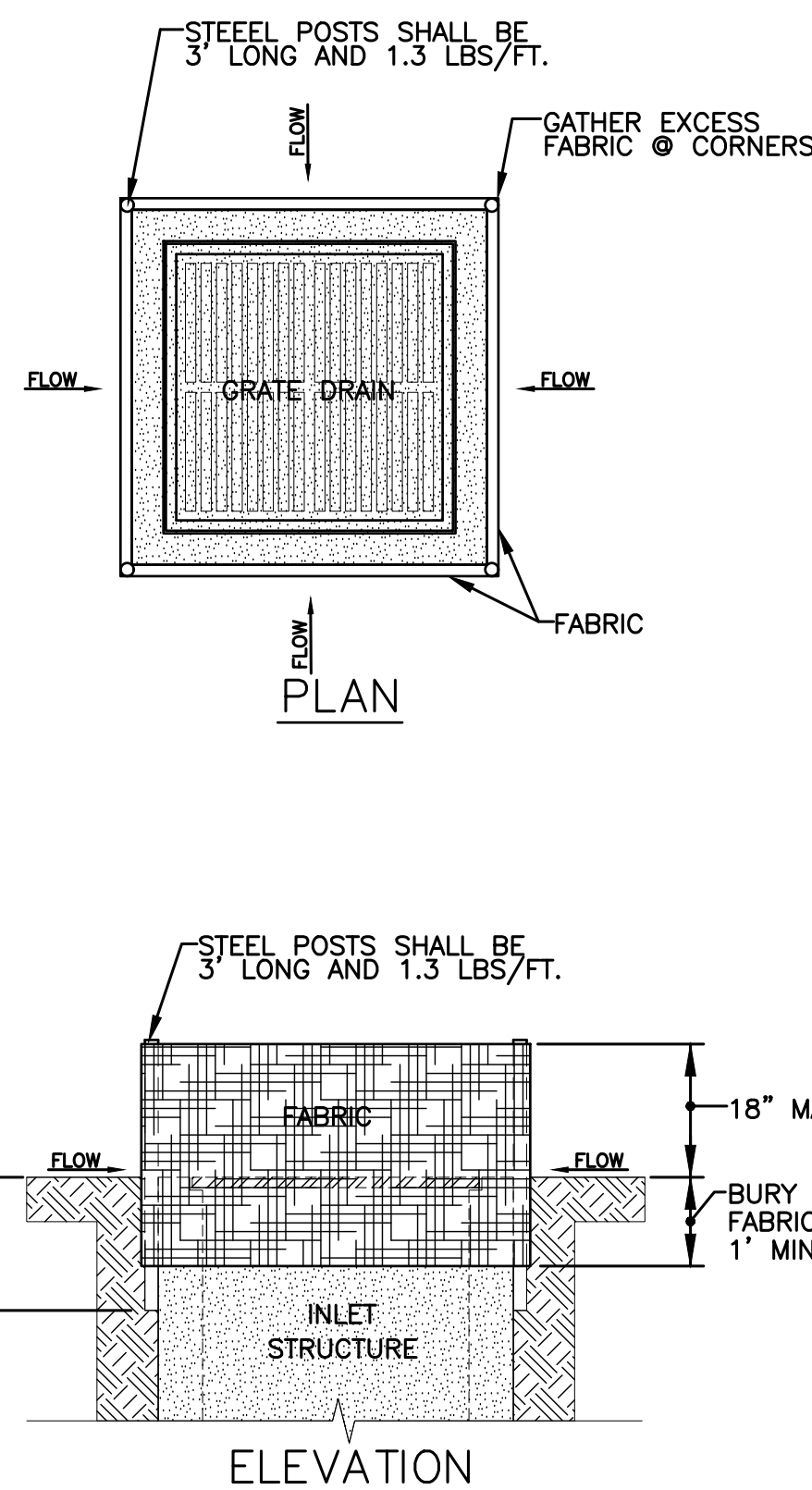


- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Sd2-P CURB INLET FILTER "PIGS IN BLANKET"



- NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
 2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
 3. FACE OPENINGS IN BLOCKS OUTWARD.
 4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
 5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

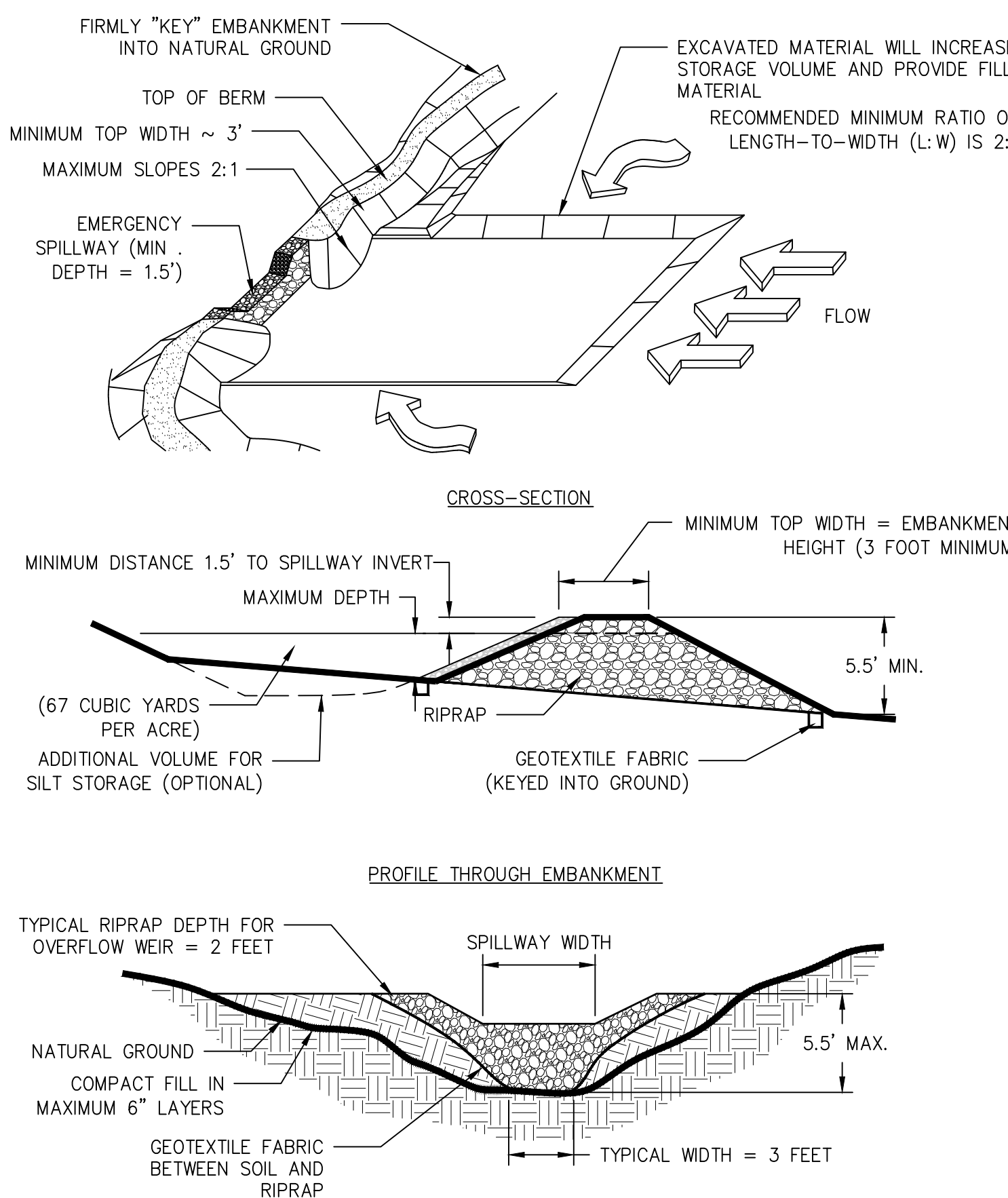


- INSTALLATION NOTES:
1. STAKES SHALL BE STEEL POSTS @ 3' MIN. & 1.3 LBS/FT.
 2. SPACE STAKES EVENLY AROUND THE PERIMETER OF THE INLET A MAX. OF 3 FT. APART, & SECURELY DRIVE THEM INTO THE GROUND, APPROXIMATELY 18 IN. DEEP.
 3. TO PROVIDE NEEDED STABILITY TO THE INSTALLATION, FRAME WITH 2x4 IN. WOOD STRIPS AROUND THE CREST OF THE OVERFLOW AREA @ A MAX. OF 1.5 FT. ABOVE THE DROP INLET CREST.
 4. PLACE THE BOTTOM 12 IN. OF THE FABRIC IN A TRENCH & BACKFILL THE TRENCH W/AT LEAST 4 IN. OF CRUSHED STONE OR 12 IN. OF COMPACTED SOIL.
 5. FASTEN FABRIC SECURELY TO THE POSTS & FRAME. JOINTS MUST BE OVERLAPPED TO THE NEXT STAKE.
 6. THE TOP OF THE FRAME AND FABRIC MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE FROM THE DROP INLET TO KEEP RUNOFF FROM BYPASSING THE INLET. IT MAY BE NECESSARY TO BUILD A TEMPORARY DIKE ON THE DOWN SLOPE SIDE OF THE STRUCTURE TO PREVENT BYPASS FLOW.

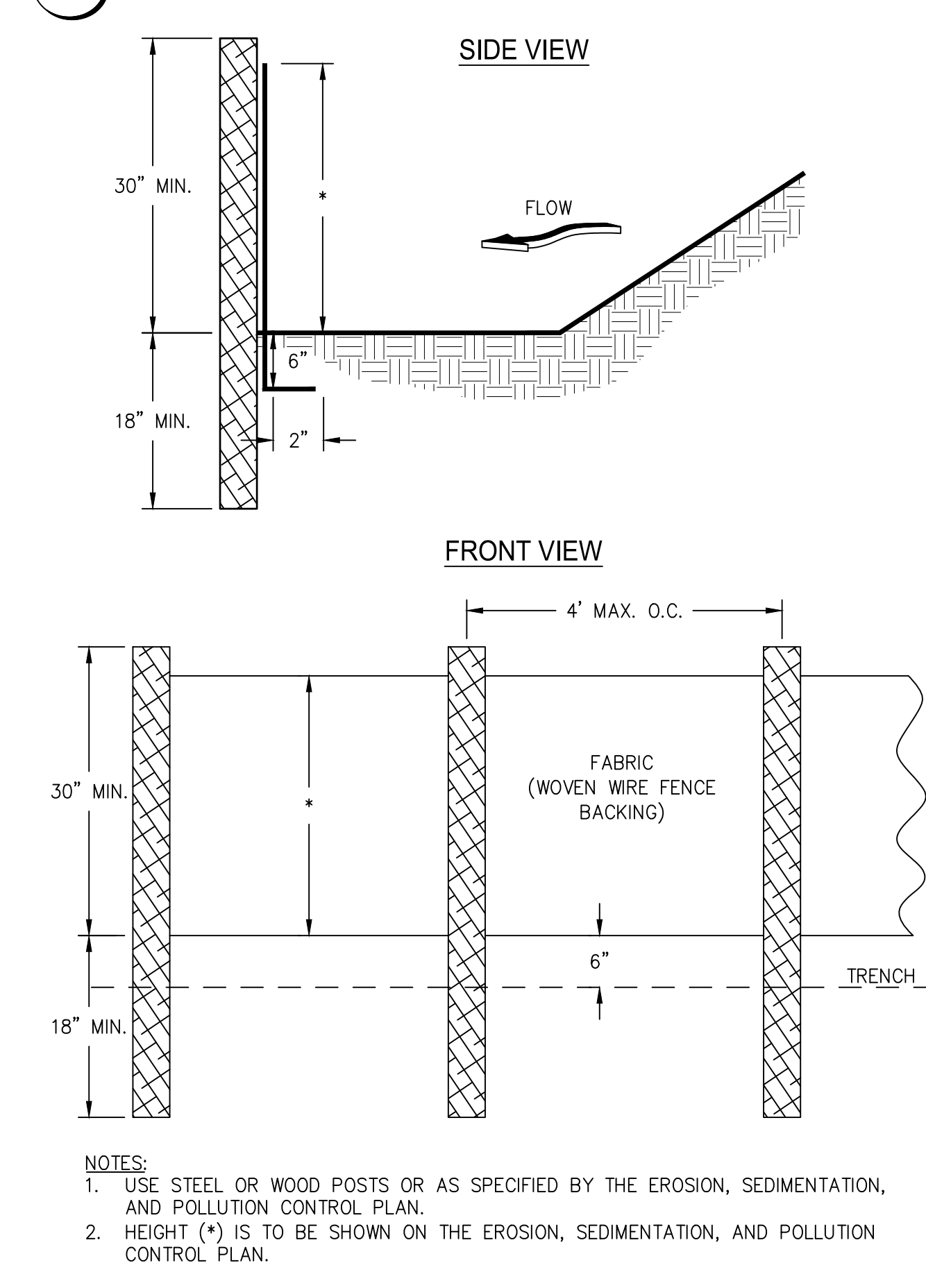
MAINTENANCE
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP.
SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.
WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

Sd2-F INLET SEDIMENT TRAP-FABRIC & SUPPORTING FRAME
SCALE: NTS DATE: 2/19/04

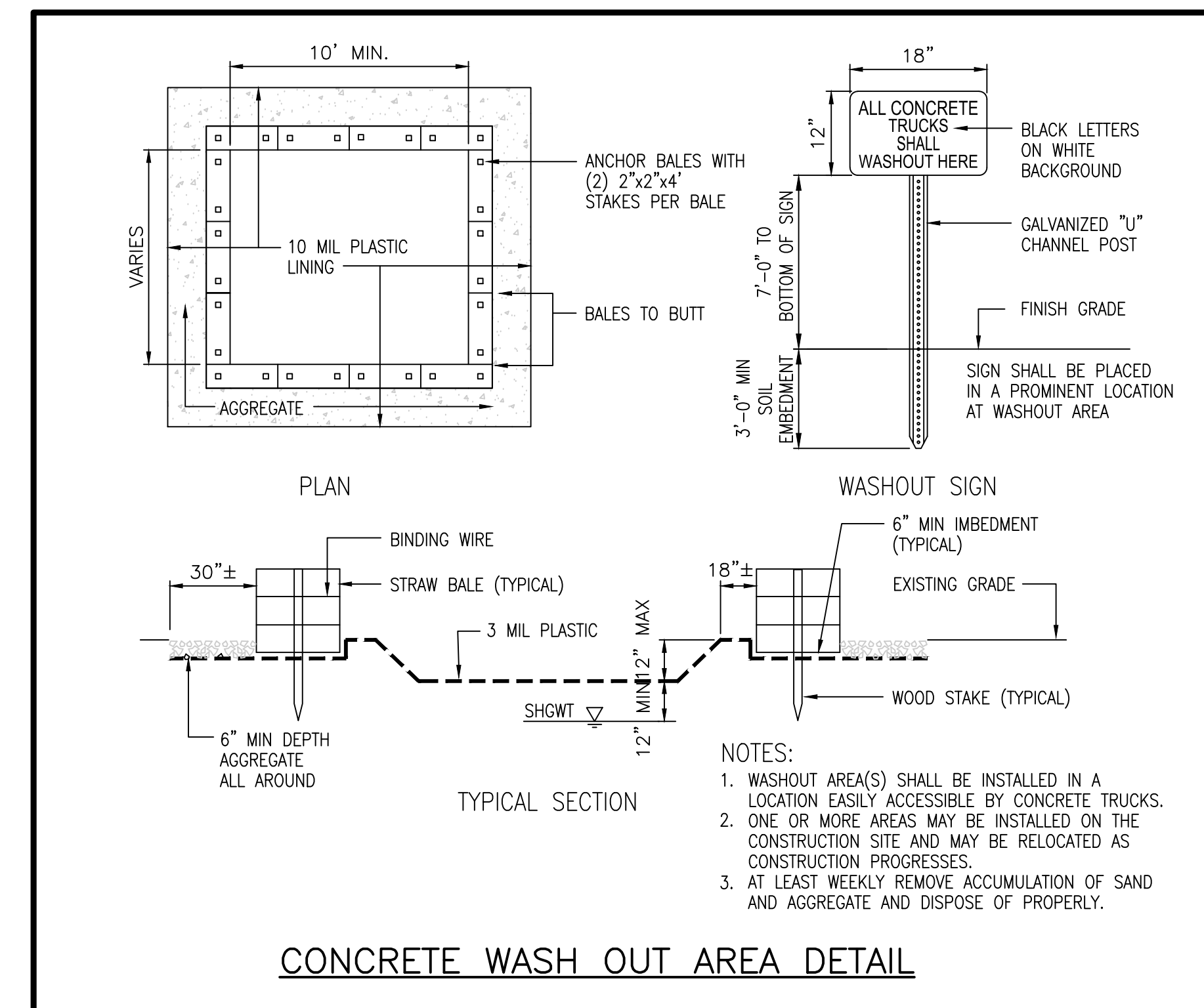
Sd4-C TEMPORARY SEDIMENT TRAP
COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT
ROCK OUTLET



Sd1-S SILT FENCE - TYPE SENSITIVE



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

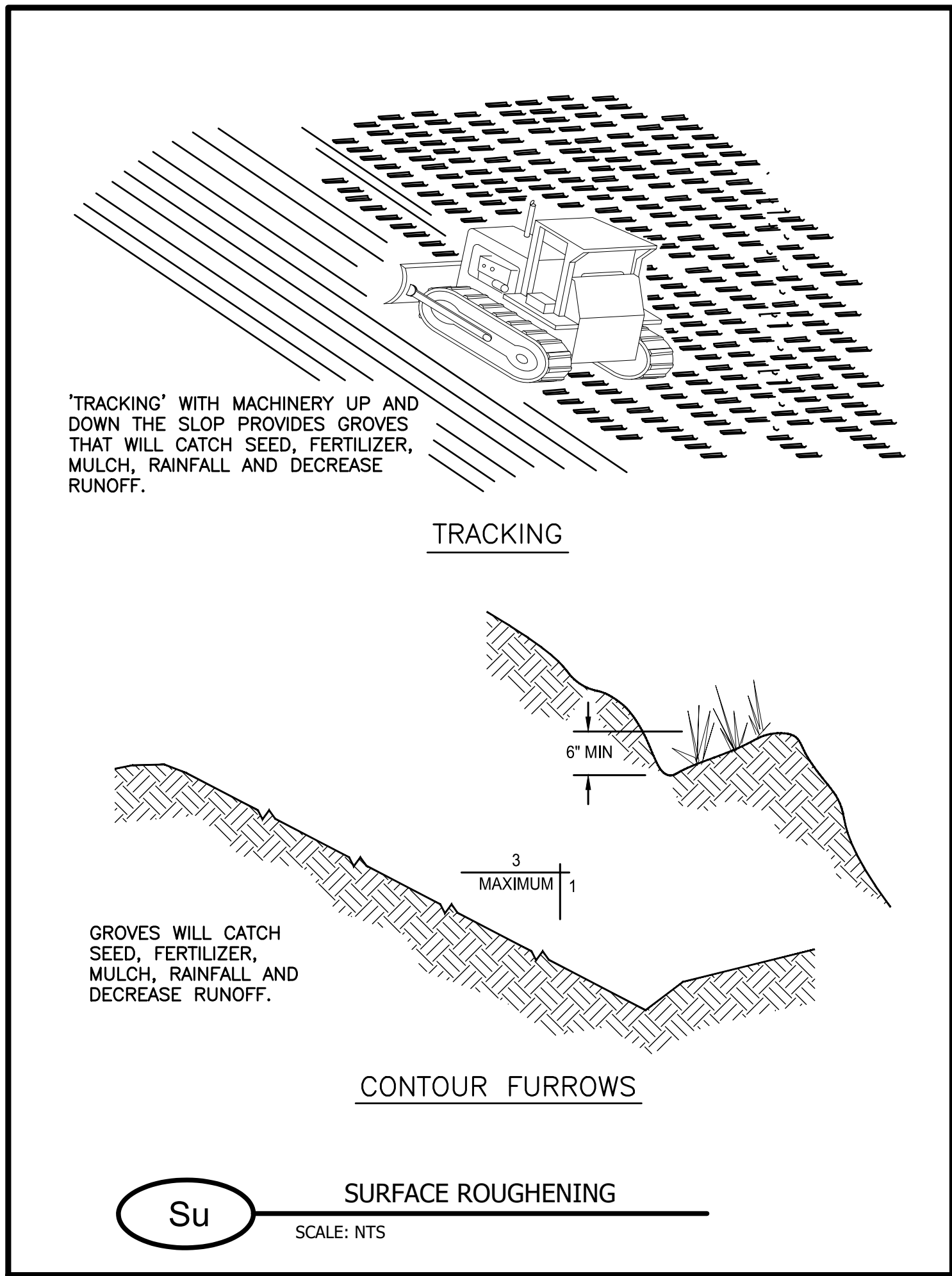


CONCRETE WASH OUT AREA DETAIL
SCALE: N.T.S.

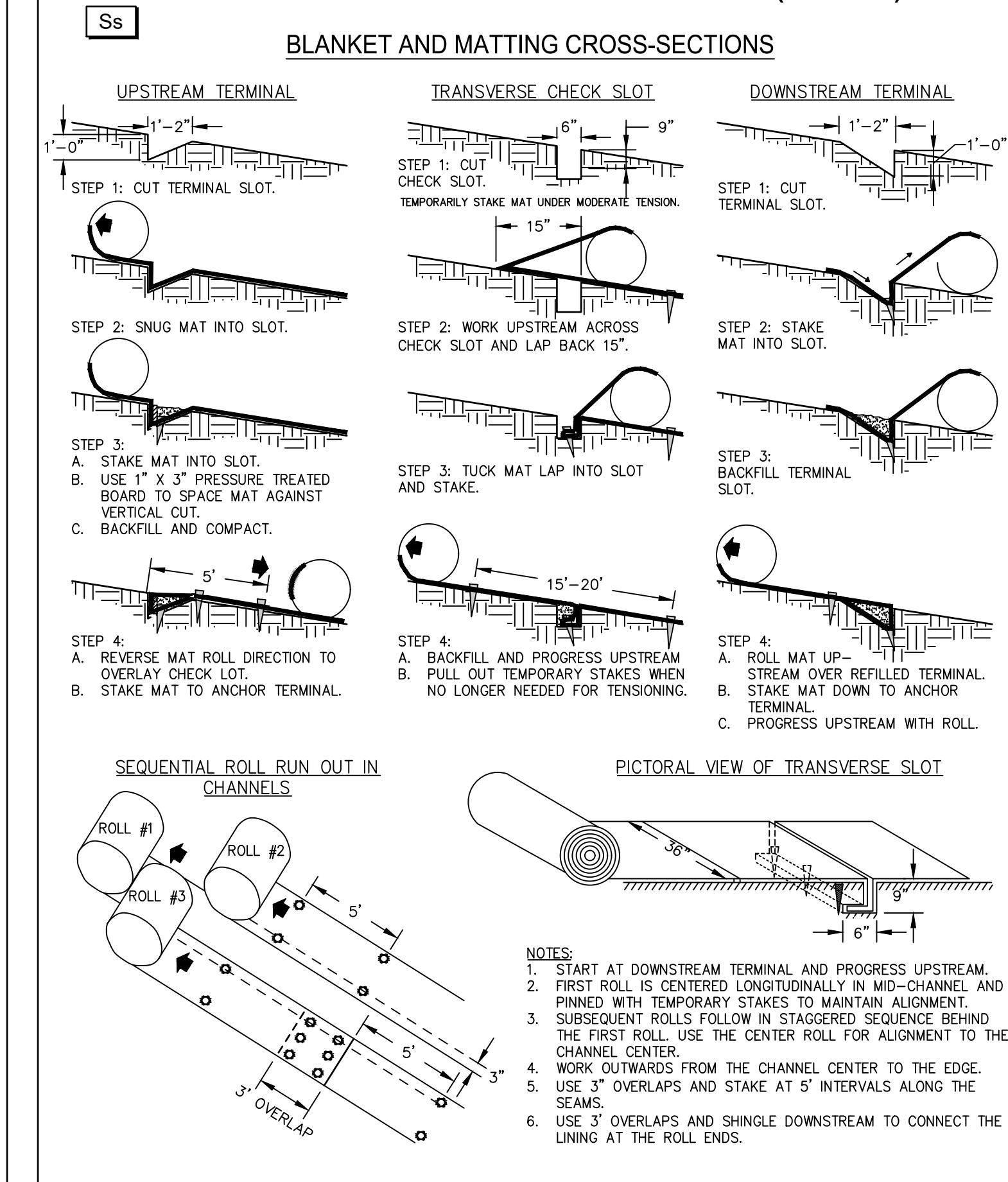
- NOTES:
1. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
 2. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
 3. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

#2 REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754

GEORGIA811
www.Georgia811.com

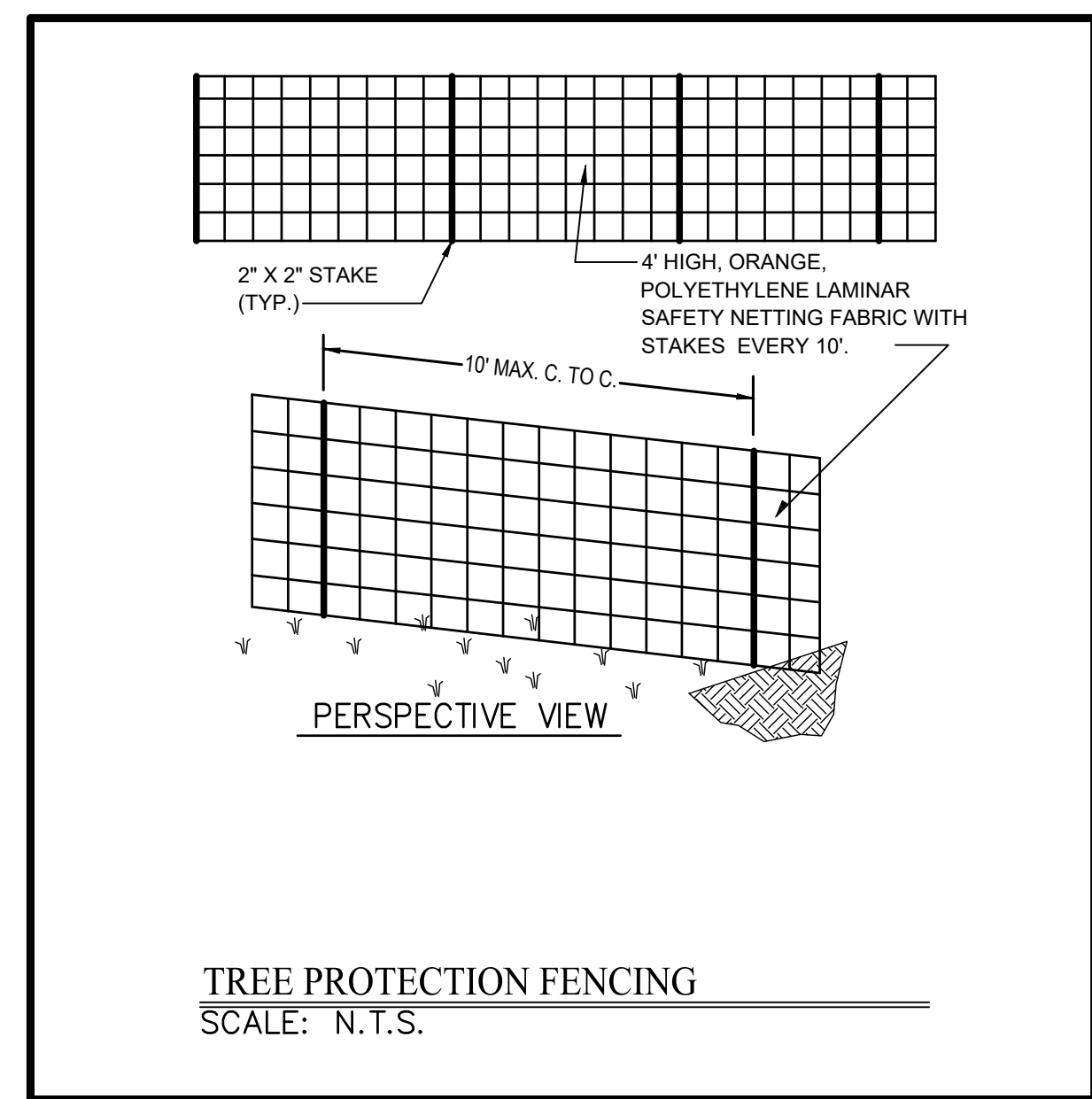
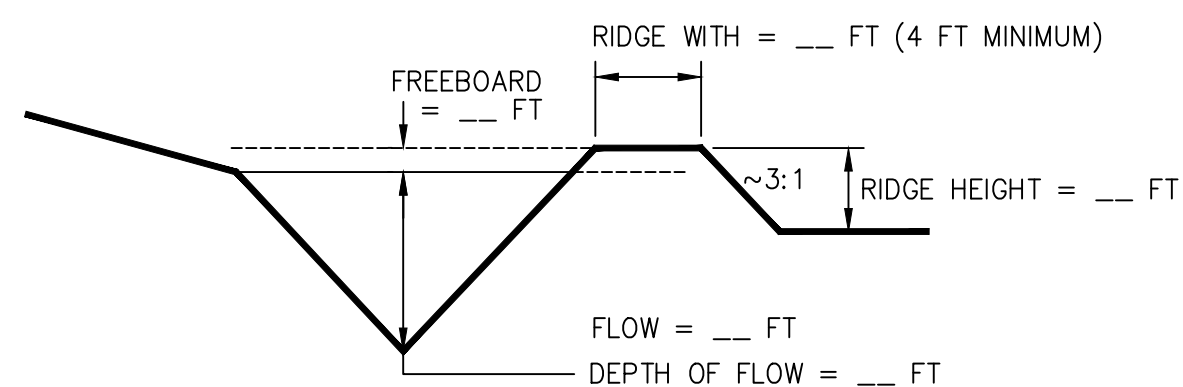
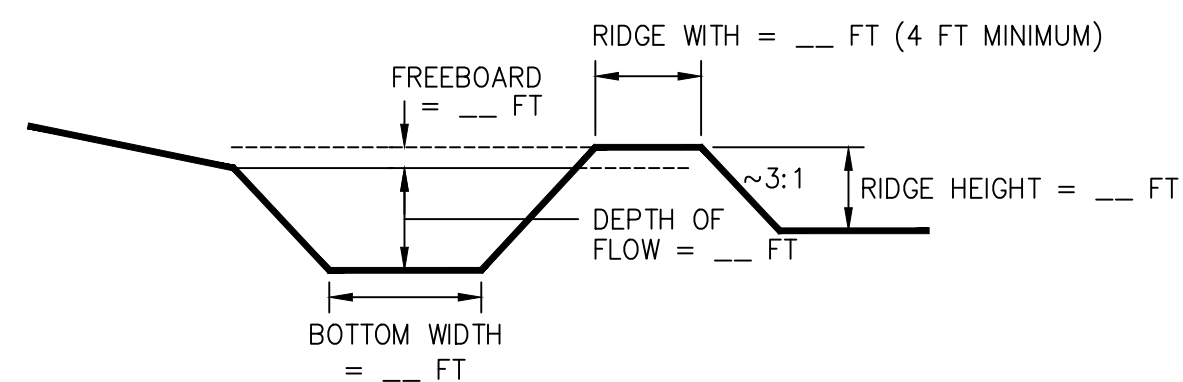
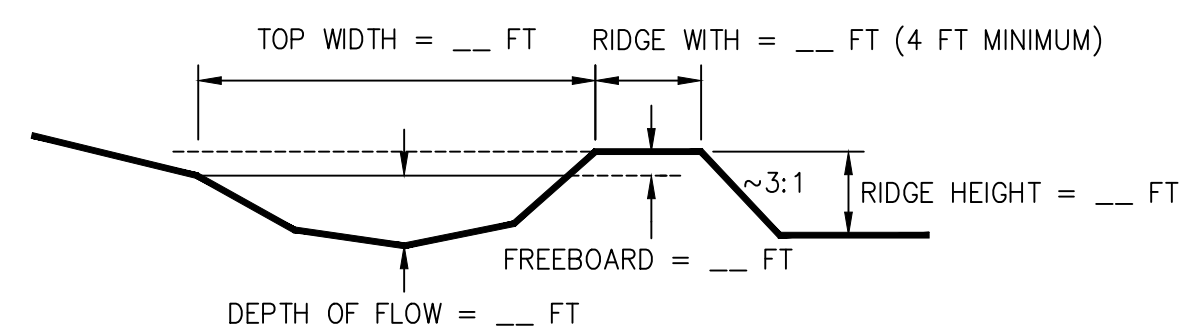


TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)



Di SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

COMPLETE THE APPROPRIATE DETAIL DRAWING FOR THE CHANNEL CROSS-SECTION OF CHOICE:



#2 REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754

GEORGIA811
www.Georgia811.com

Section V, Item 2.			
Rev.	Description	Date	
1.	ISSUE FOR REVIEW	05/23/25	
Drawn by: RKA		Check by: JLV	
Date: 05/23/25			
EROSION DETAILS			
SITE DEVELOPMENT PLANS FOR DOGTIOPIA			
LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA			
<div>GEORGIA PROFESSIONAL ENGINEERING REID K. ALMAND 17703310497 COA No. 180000551 Exp. 06/30/2026</div>			
DRAWING NO. C602			

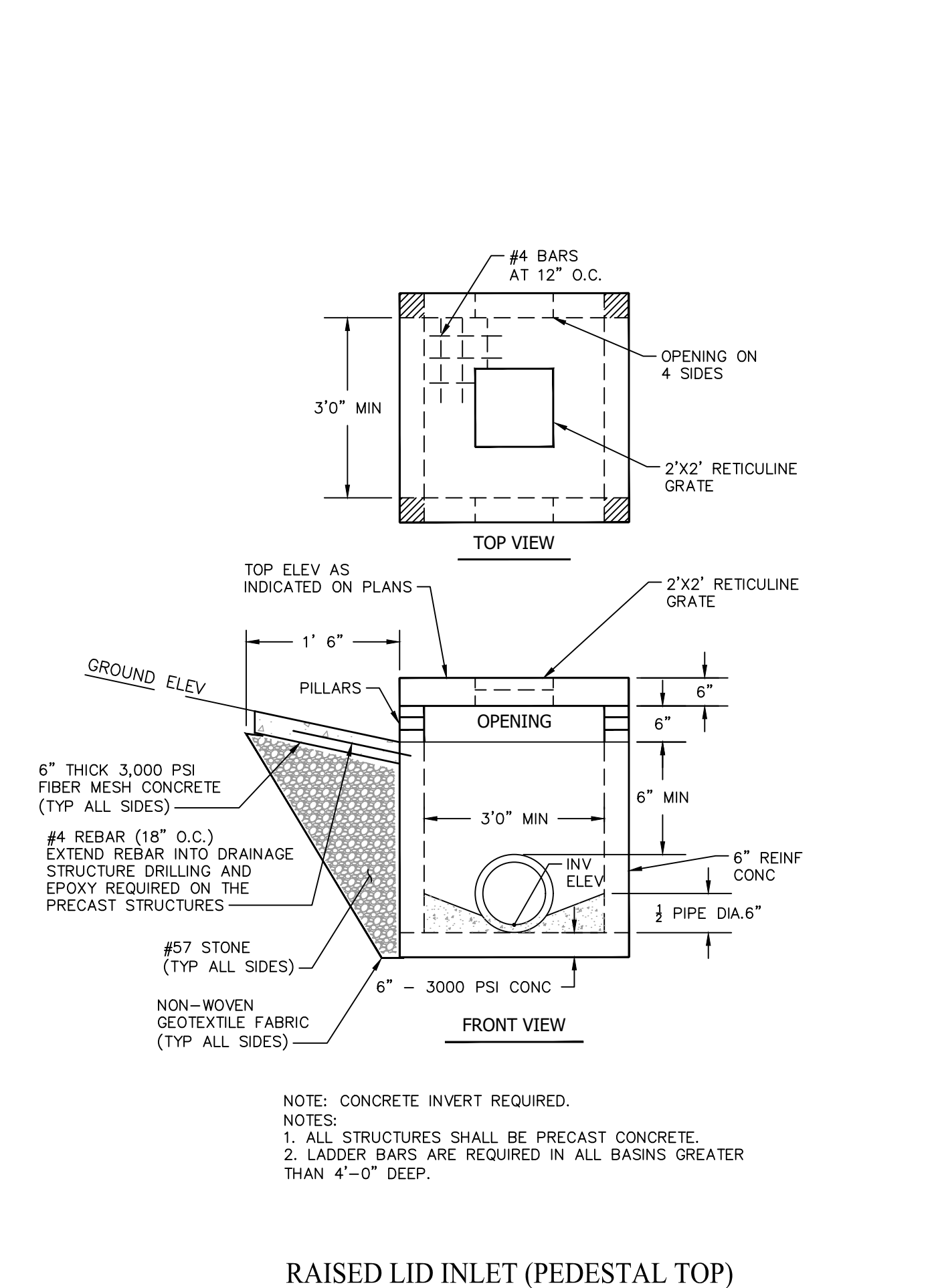
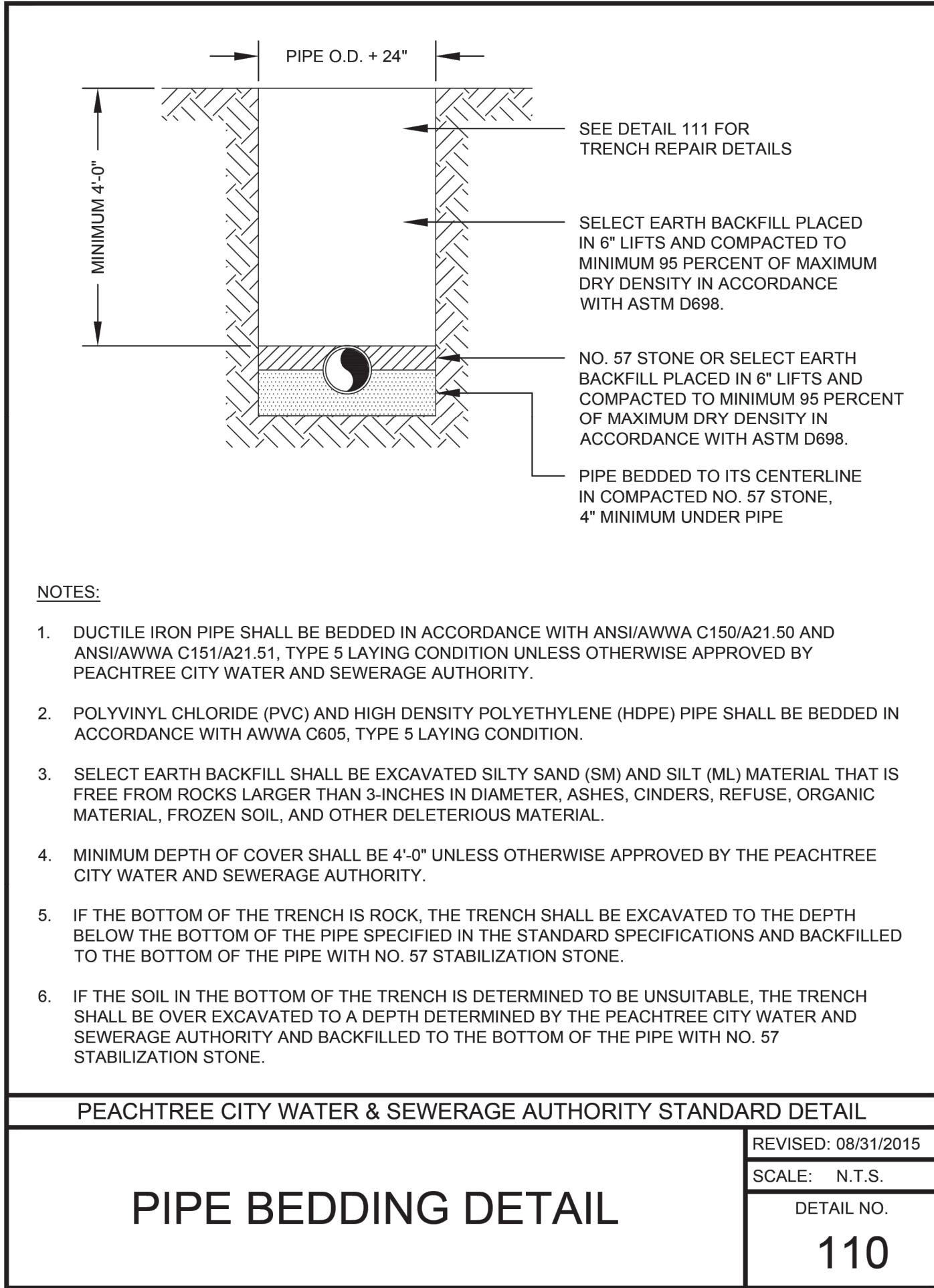
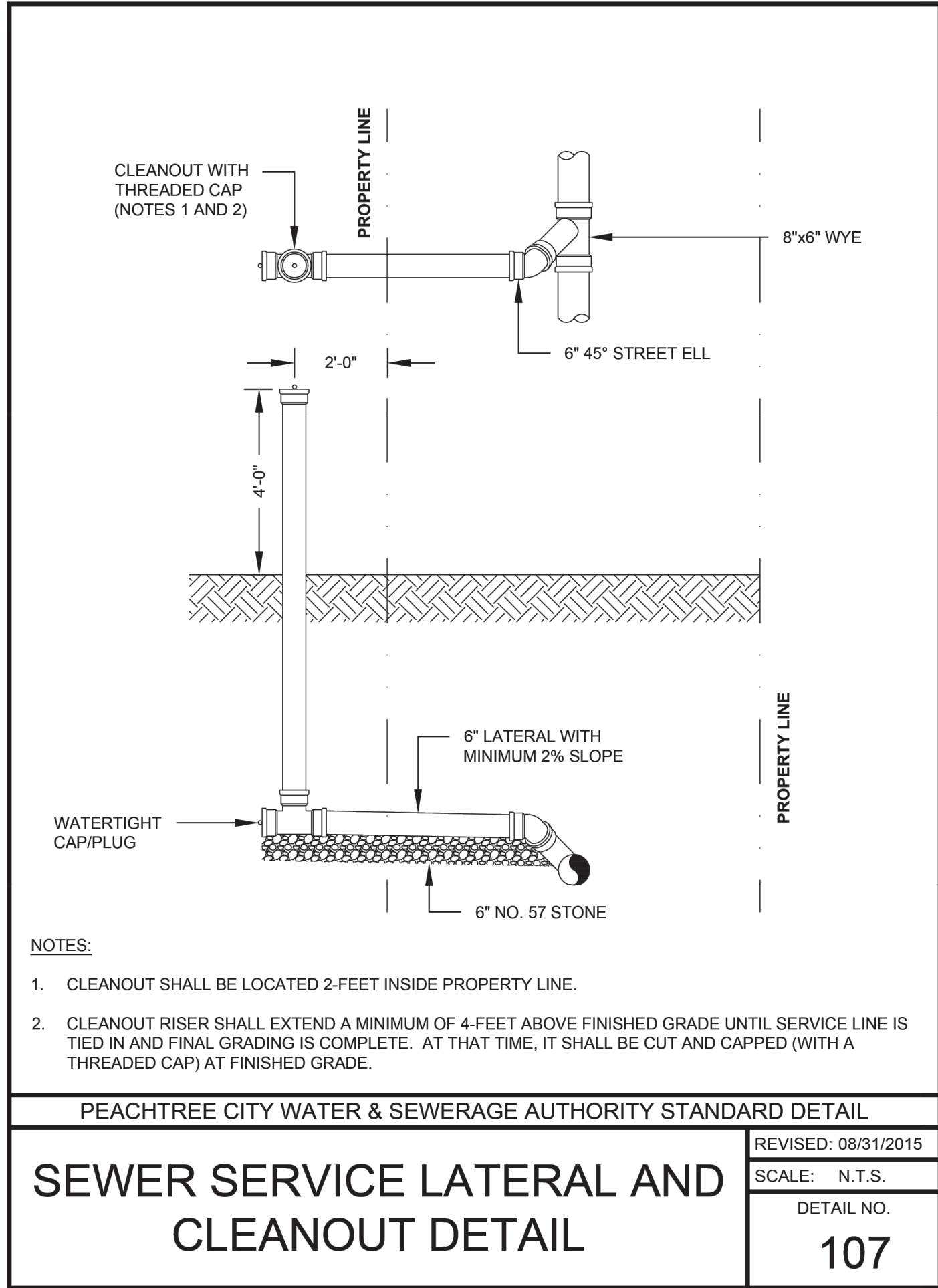
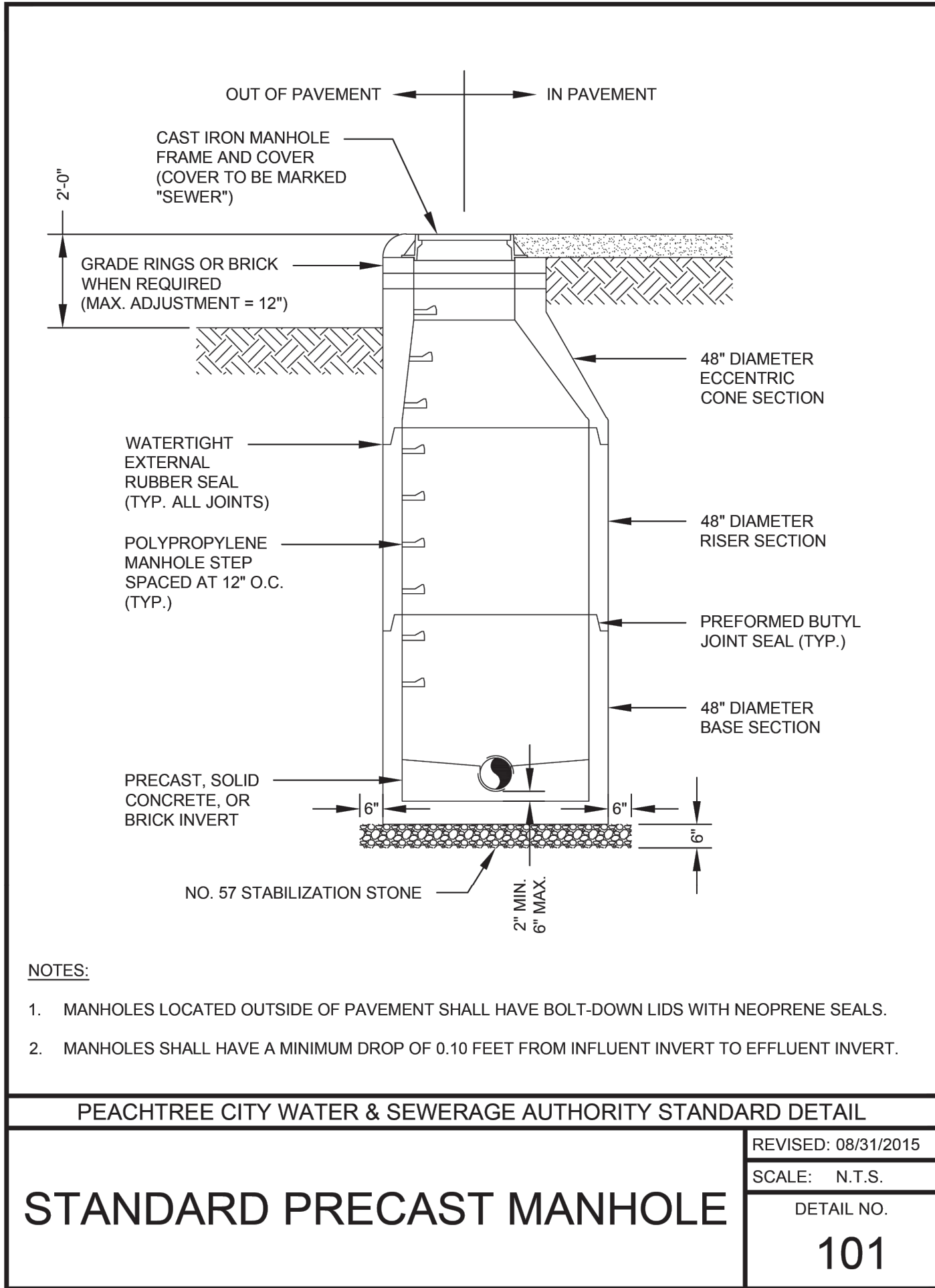
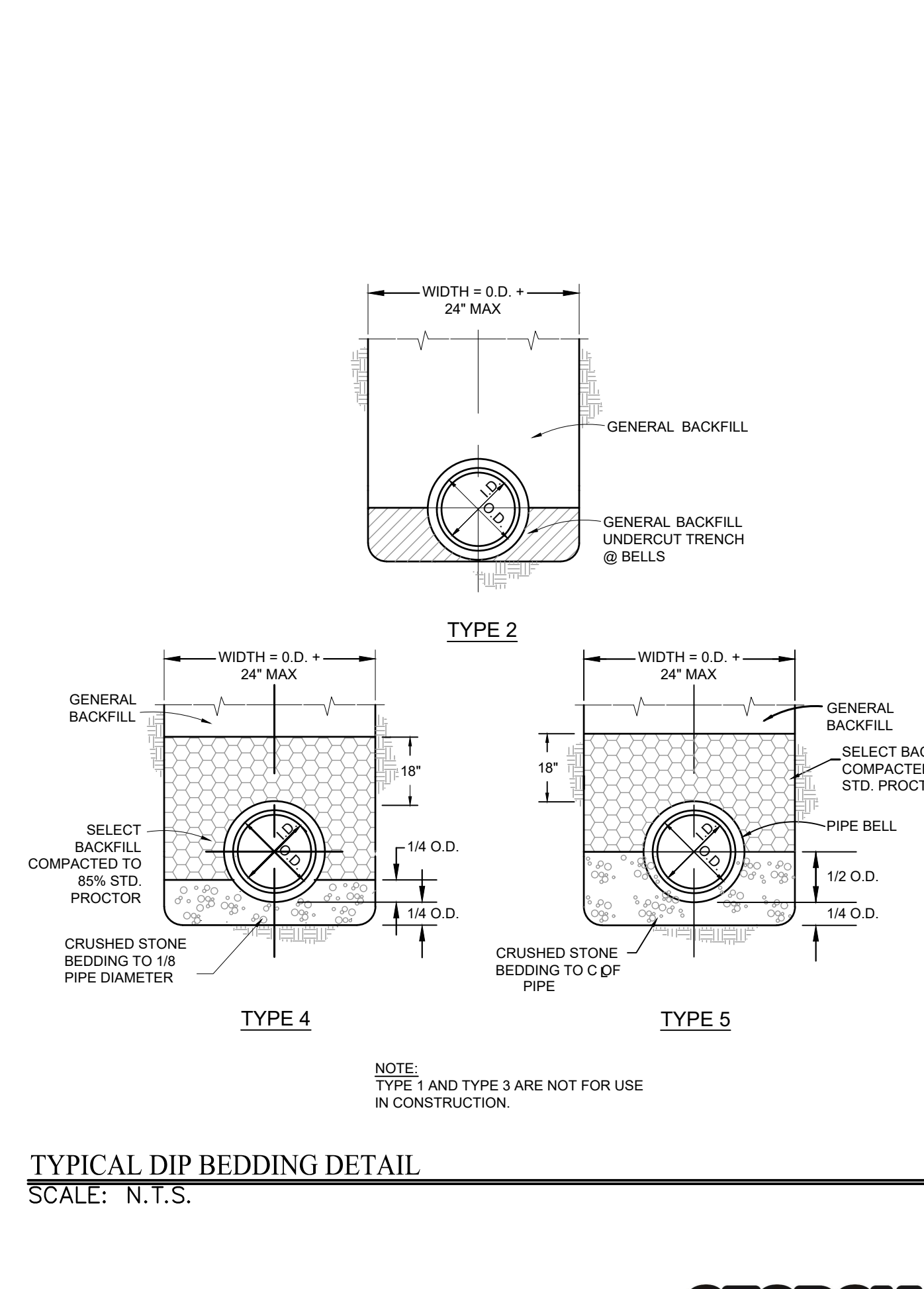


TABLE NO. 1R ROUND PIPE - SPIRAL RIB STEEL - SPIRAL RIB ALUMINUM									
MINIMUM THICKNESS OF STEEL AND ALUMINUM									
PIPE DIAMETER (INCHES)	1-10	15-20	25-30	35-40	40-50	50-60	60-70	70-80	80-90
12									
15									
18									
24									
30									
36									
42									
48									
54									
60									
66									
72									
78									
84									
90									
96									
102									
108									
114									
120									



1. ISSUE FOR REVIEW
29/2/25
RVA

Rev. Date

1.1
Description

Check by: JLV
Down by: RVA
Date: 05/23/25

CONSTRUCTION DETAILS

SITE DEVELOPMENT PLANS FOR DOGTOPIA

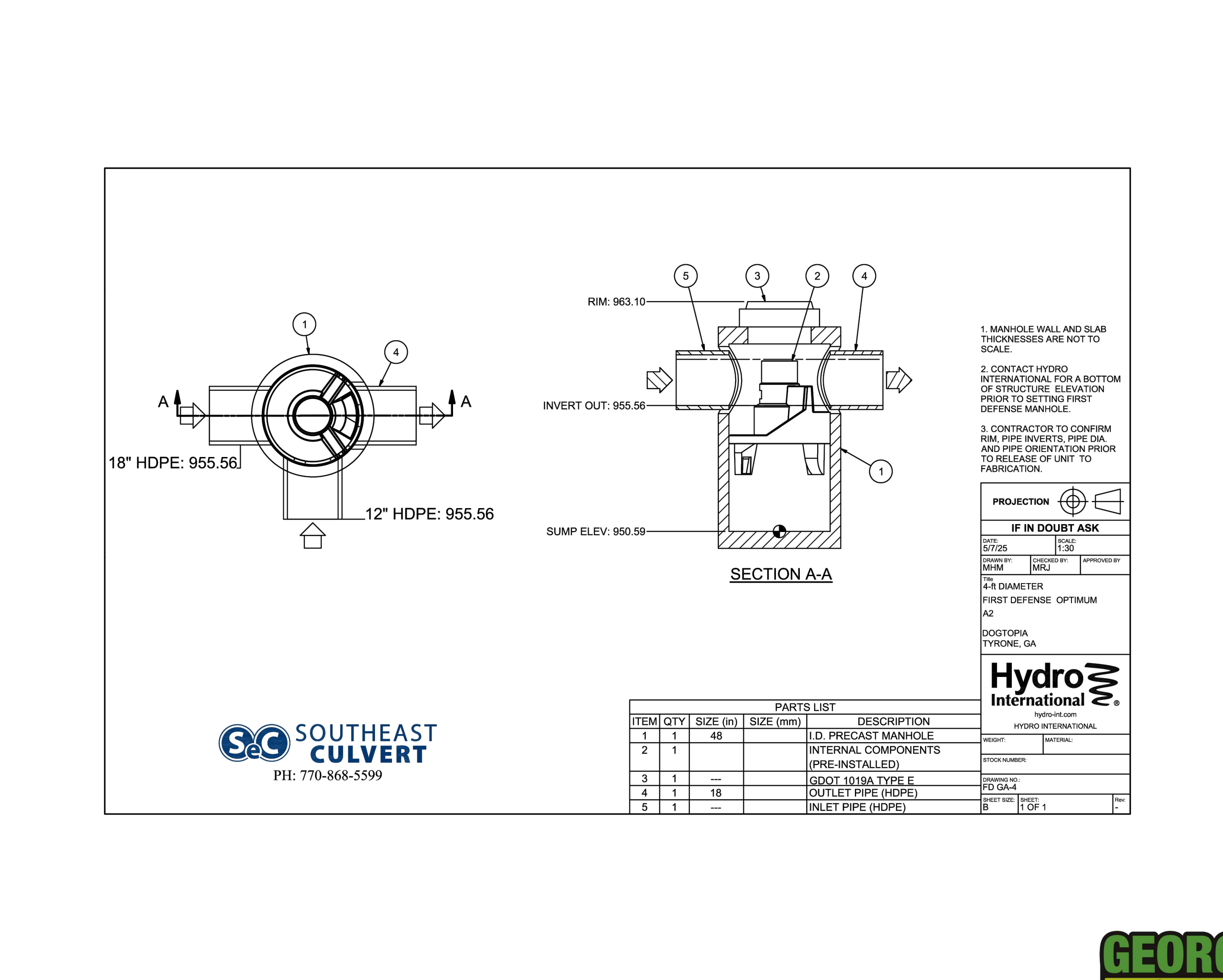
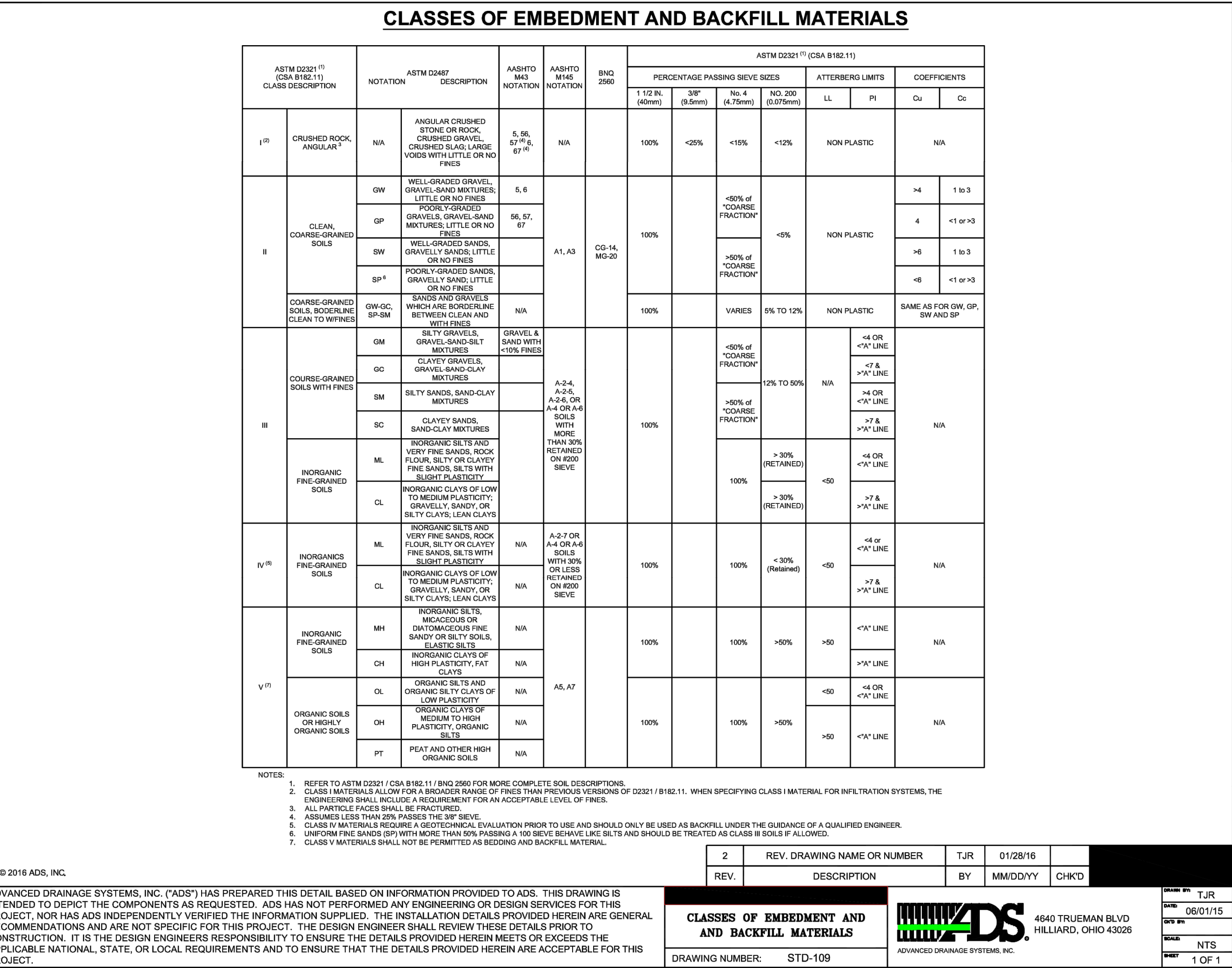
LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

HIGHLAND LAND PLANNING

201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30229
COA No. 1702631 0499 04/02/2024

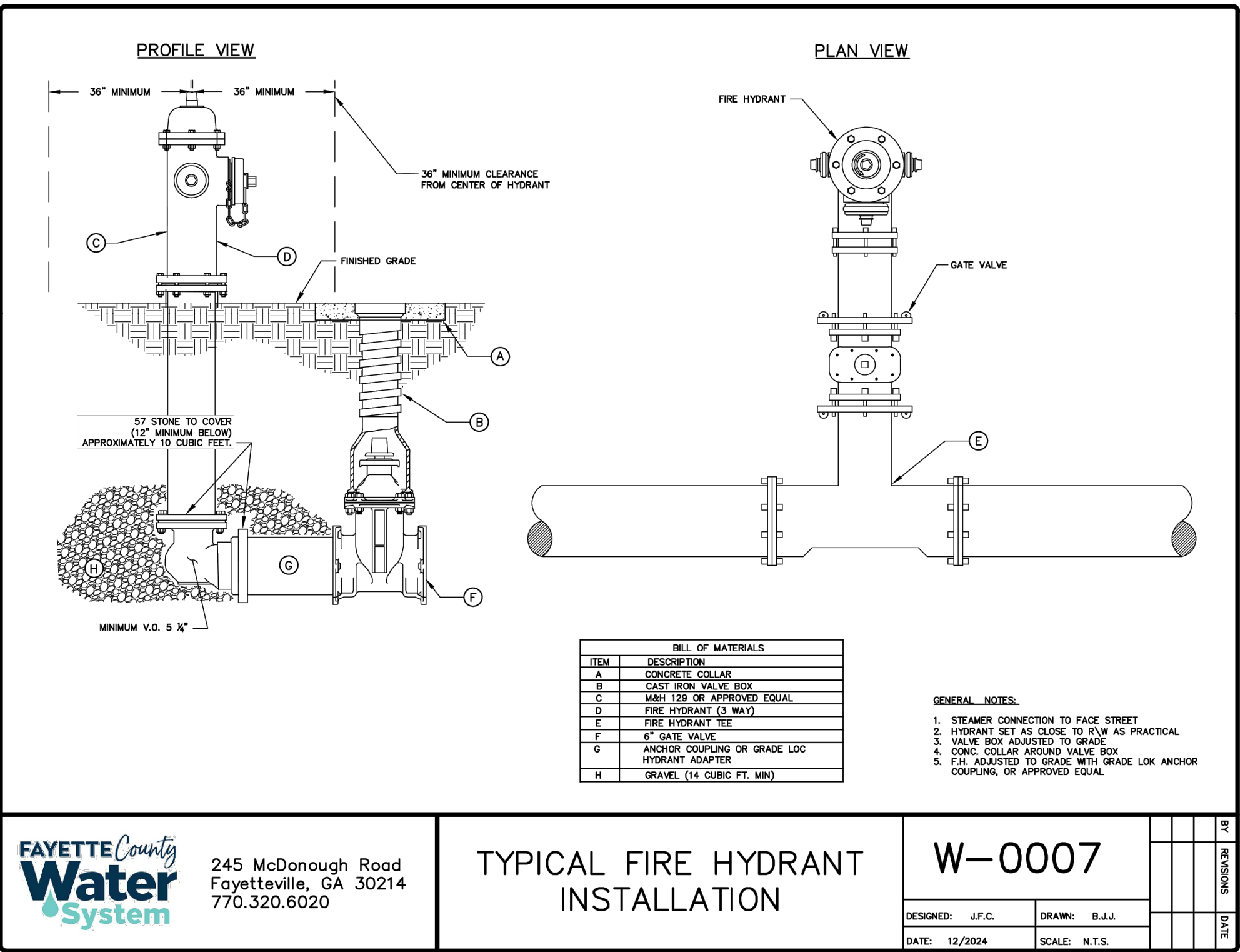
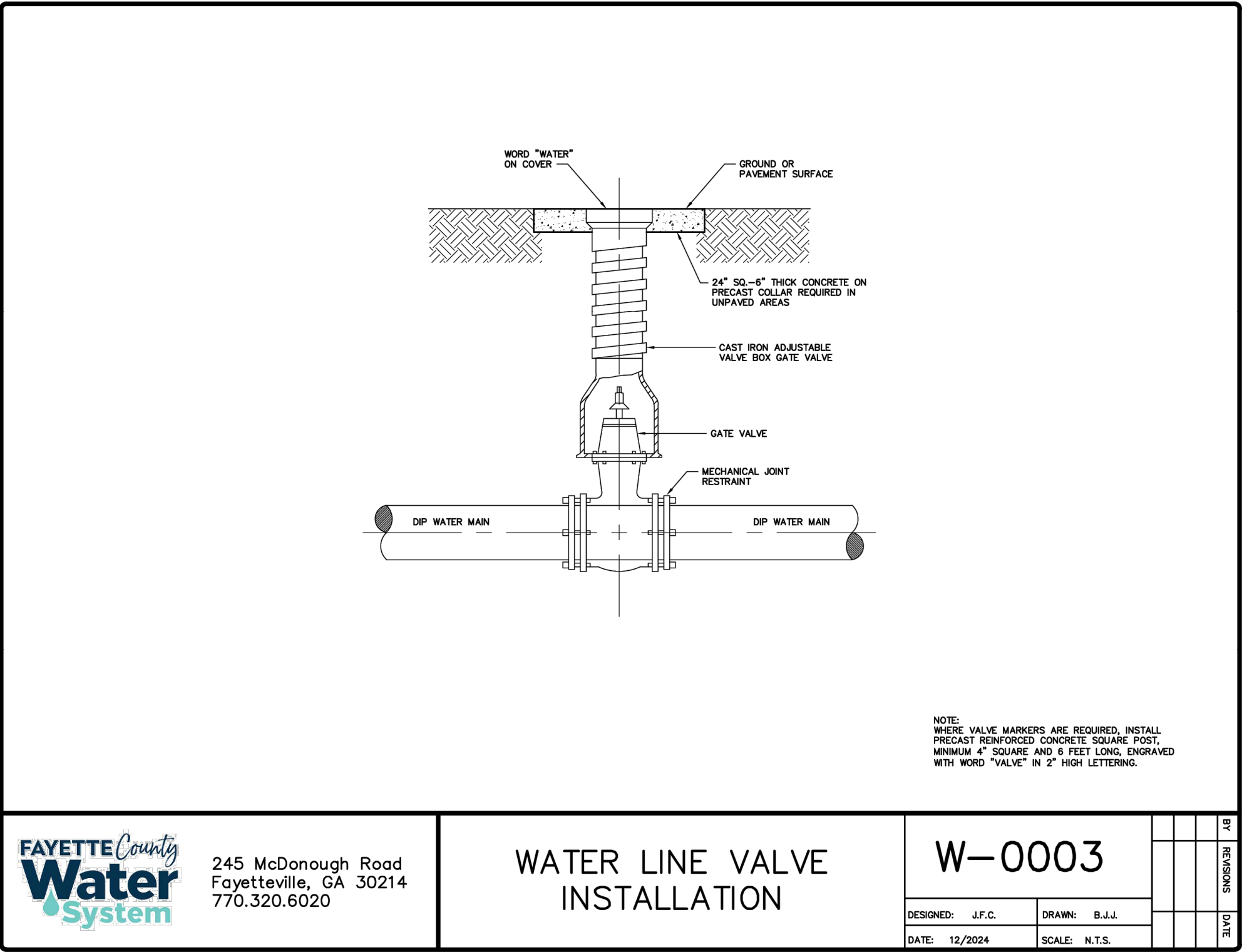
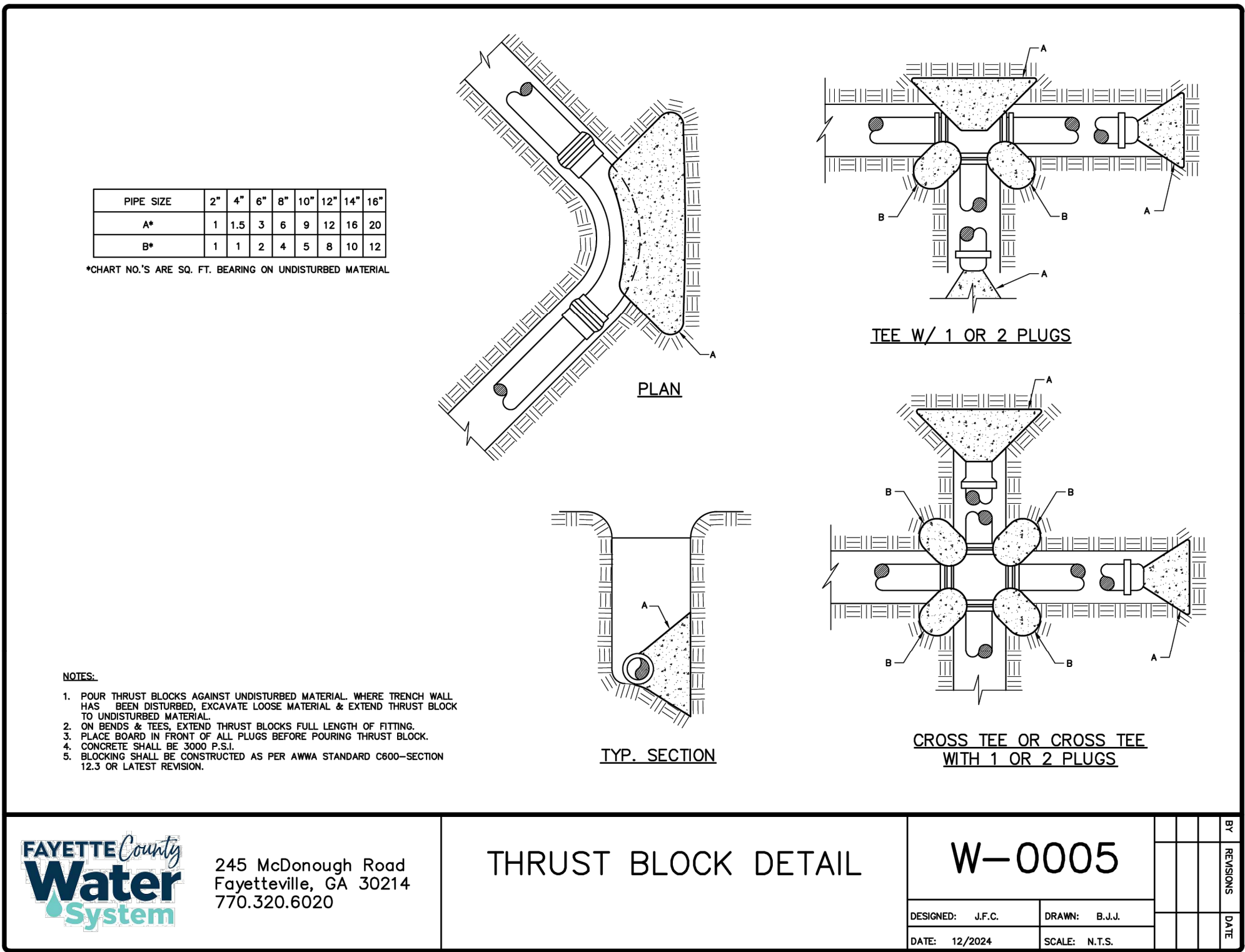
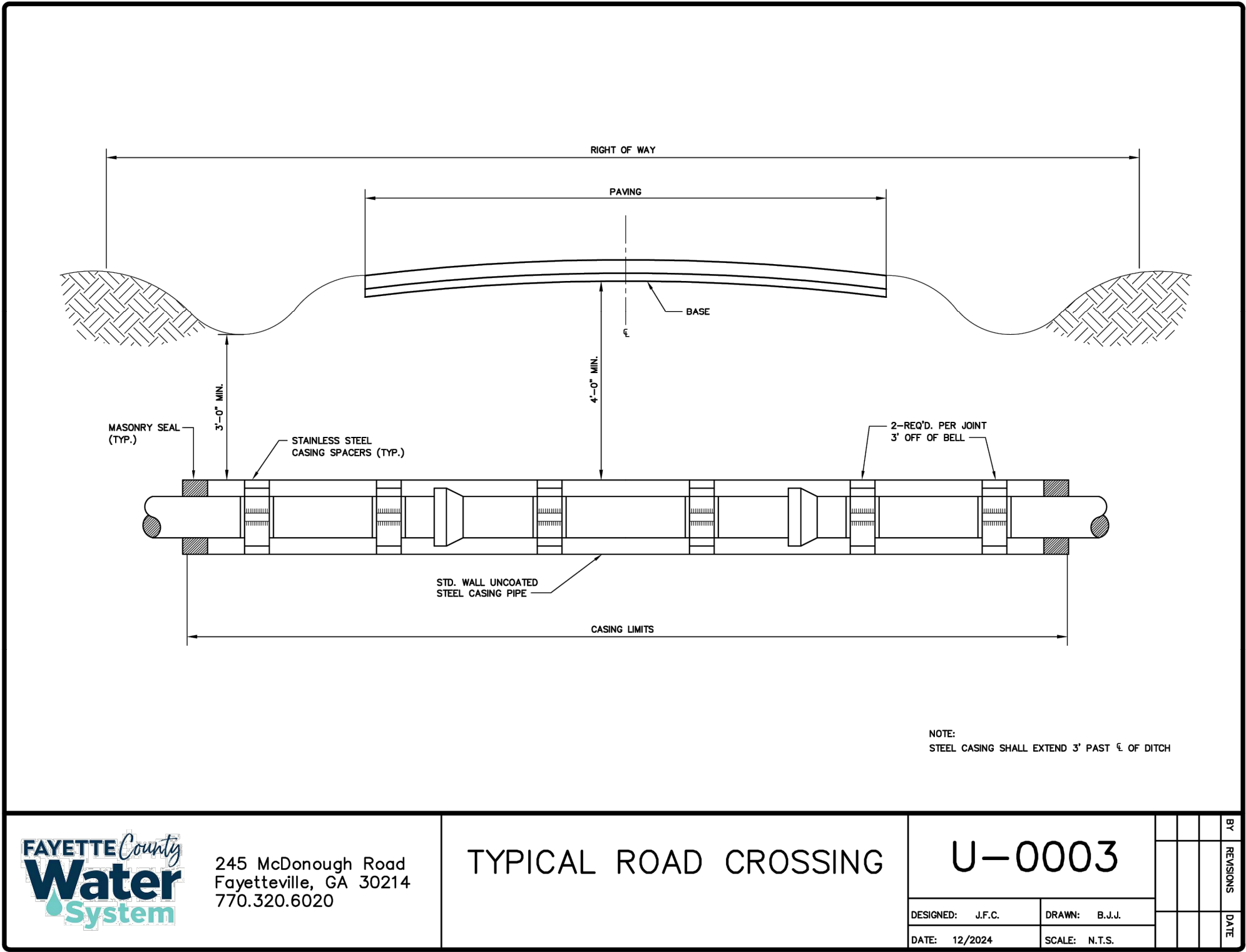
DRAWING NO. C702

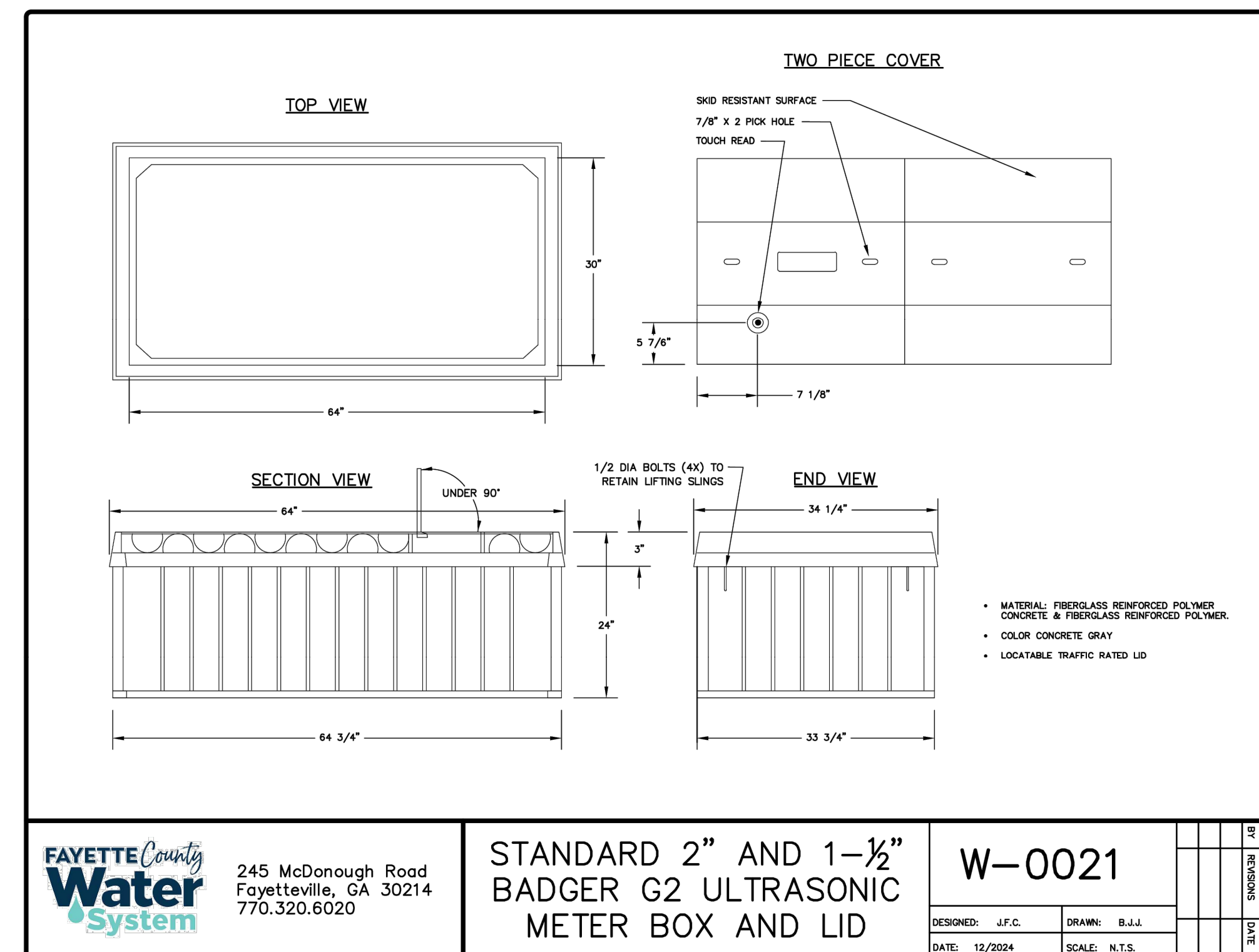
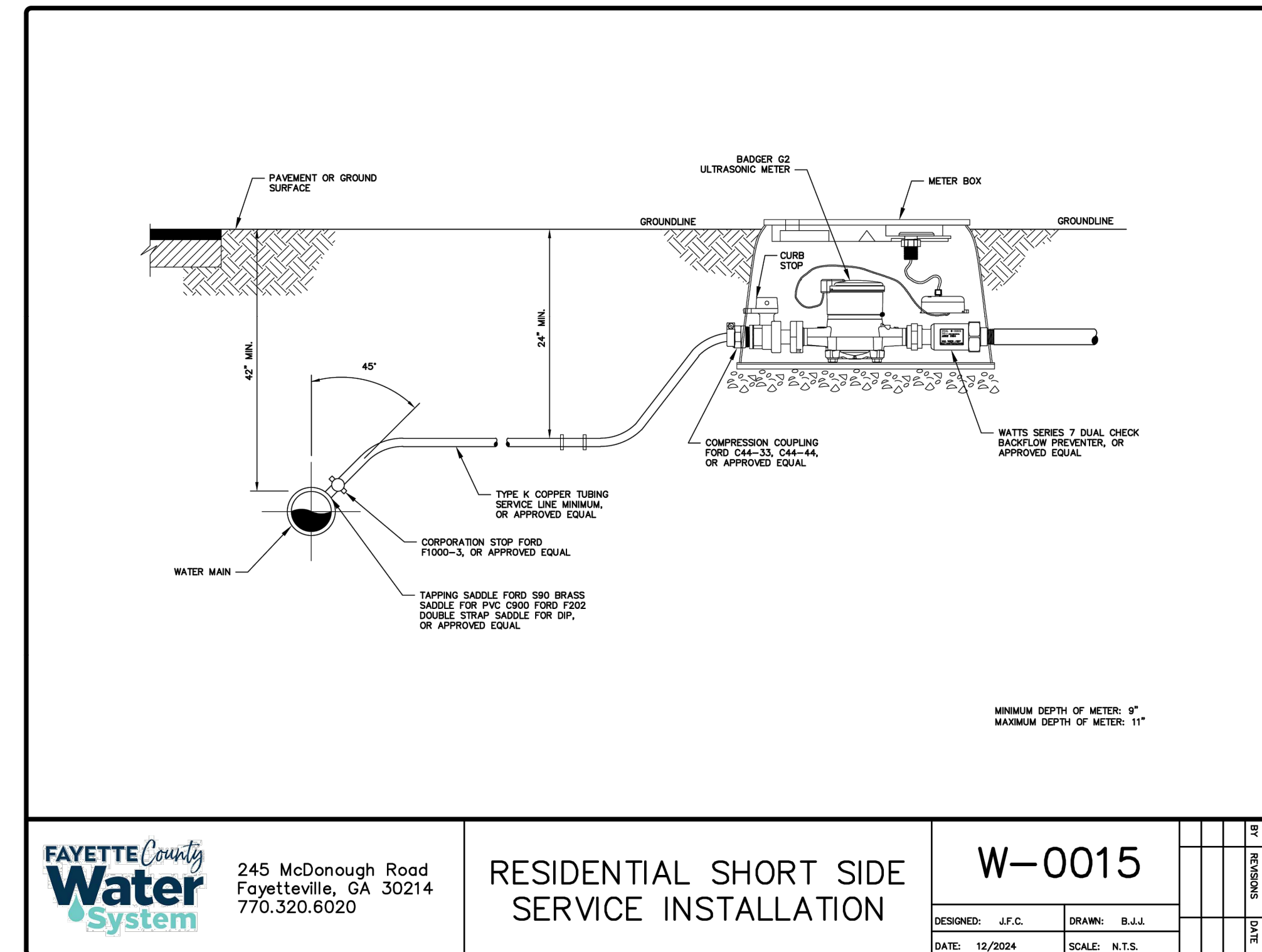
24



TYPICAL FAYETTE COUNTY WATER SYSTEM CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH FAYETTE COUNTY WATER SYSTEM (FCWS) SPECIFICATIONS.
- ALL NEWLY INSTALLED WATER MAIN SHALL BE DUCTILE IRON PIPE.
- ALL MATERIALS SHALL CONFORM TO FAYETTE COUNTY DEVELOPMENT SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE FCWS SUBMITTALS ON ALL PIPE AND MATERIALS USED FOR APPROVAL. ANY WORK DONE BY THE CONTRACTOR SHALL BE AT HIS OWN RISK UNTIL REVIEW AND APPROVAL OF THESE SUBMITTALS ARE COMPLETE.
- CONTRACTORS SHALL ADHERE TO ALL APPLICABLE OSHA REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE FCWS FIELD OPERATIONS SPECIALIST (770) 320-6020 TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SCHEDULE TIE-IN, BLOCKING, BACTERIAL, AND PRESSURE & CHLORINATION TESTING INSPECTIONS THROUGH SAGESGOV PORTAL ([HTTPS://WWW.SAGESGOV.COM/FAYETTECOUNTY-GA](https://www.sagesgov.com/fayettecounty-ga)).
- THE CONTRACTOR SHALL NOTIFY THE FCWS FIELD OPERATIONS SPECIALIST (770) 320-6020 TO SCHEDULE ADDITIONAL SITE VISITS FOR INSPECTIONS BEFORE ANY WORK IS HIDDEN FROM VIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING THE LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
- ALL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRING RELOCATION OR ADJUSTMENT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS SHALL BE RELOCATED OR ADJUSTED AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE HIS WORK WITH EXISTING UTILITIES WHICH CONFLICT WITH HIS WORK. CONTRACTOR SHALL MAINTAIN SUCH UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN.
- WATER LINES SHALL HAVE A MINIMUM COVER OF 4 FEET FROM FINISHED GRADE.
- ALL WATER MAIN CROSSING UNDER A ROADWAY (PAVED OR UNPAVED) INTENDED FOR VEHICULAR PASSAGE SHALL BE IN STEEL CASING AS PER FCWS SPECIFICATIONS.
- ALL VALVES AND FITTINGS ARE TO BE RESTRAINED WITH APPROPRIATE TYPE AND NUMBER OF EBBA IRON OR UNIFLANGE RESTRAINT SYSTEM APPURTENANCES APPROVED BY THE FCWS PRIOR TO CONSTRUCTION. ANY CONCRETE BLOCKING THAT IS ALLOWED SHALL BE INSTALLED TO UNDISTURBED EARTH.
- ALL VALVE BOXES ARE TO HAVE COLLARS AND MARKERS AS REQUIRED BY THE FCWS. IN ADDITION, ALL VALVES SHALL BE MARKED WITH A SAWED "V" NOTCH PAINTED BLUE ON THE CURB.
- MINIMUM HORIZONTAL AND VERTICAL DISTANCES BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OR STRUCTURES SHALL BE 2 FEET.
- WATER LINES SHALL BE INSTALLED AFTER CURB AND GUTTER AND 7 FEET FROM THE BACK OF THE CURB OR PER AS APPROVED UTILITY PLACEMENT DETAIL. END OF MAIN SHALL HAVE HYDRANT.
- NO SERVICE TAPS SHALL BE INSTALLED BENEATH PAVEMENT.
- ALL SERVICE LINES CROSSING UNDER PAVEMENT OR IN FRONT OF LOTS SHALL BE ENCASED IN 2 INCH CONDUIT MATERIAL APPROVED BY FAYETTE COUNTY WATER SYSTEM.
- ALL WATER SERVICES SHALL BE MARKED WITH A SAWED "W" NOTCH PAINTED BLUE ON THE CURB.
- SINGLE AND DOUBLE WATER SERVICE LINES SHALL BE MINIMUM OF 1 INCH TYPE K COPPER. FOR DOUBLE SERVICES 3/4 INCH COPPER AFTER WYE WILL BE ALLOWED AND SHALL BE NO MORE THAN 4 FEET IN LENGTH. SERVICE SHALL TERMINATE WITH CURB STOP AND METER BOX. METER BOX LOCATION SHALL BE APPROVED BY FCWS.
- METER BOXES SHALL BE PLASTIC/COMPOSITE WITH 1-7/8" DIAMETER OPENING TO ALLOW FOR ATTACHMENT OF CELLULAR METER ENDPOINT.
- CURB STOP SHALL BE HORIZONTAL WITH A DEPTH BETWEEN 9-11 INCHES CENTER OF FLOW FROM FINAL GRADE.
- ALL FIRE HYDRANTS SHALL BE 5 1/4 INCH VALVE OPENING M&H STYLE 129.
- NEW WATER LINE SHALL BE PRESSURE TESTED FOR 2 HOURS AT 200 PSI. UNACCEPTABLE LEAKAGE SHALL BE REPAIRED AND WATER LINE SHALL BE RETESTED PRIOR TO ACCEPTANCE BY FAYETTE COUNTY WATER SYSTEM. MAIN MUST BE DISINFECTED PRIOR TO BEING PLACED IN SERVICE AND HAVE PASS BACTERIAL TEST.



[illegible]

date:	05/23/25	printed by:	RKA	checked by:	JLW

CONSTRUCTION DETAILS

SITE DEVELOPMENT PLANS FOR DOGTOPIA

LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA



HIGHLAND

COA No. PF008658 | Exp. 06/30/2026

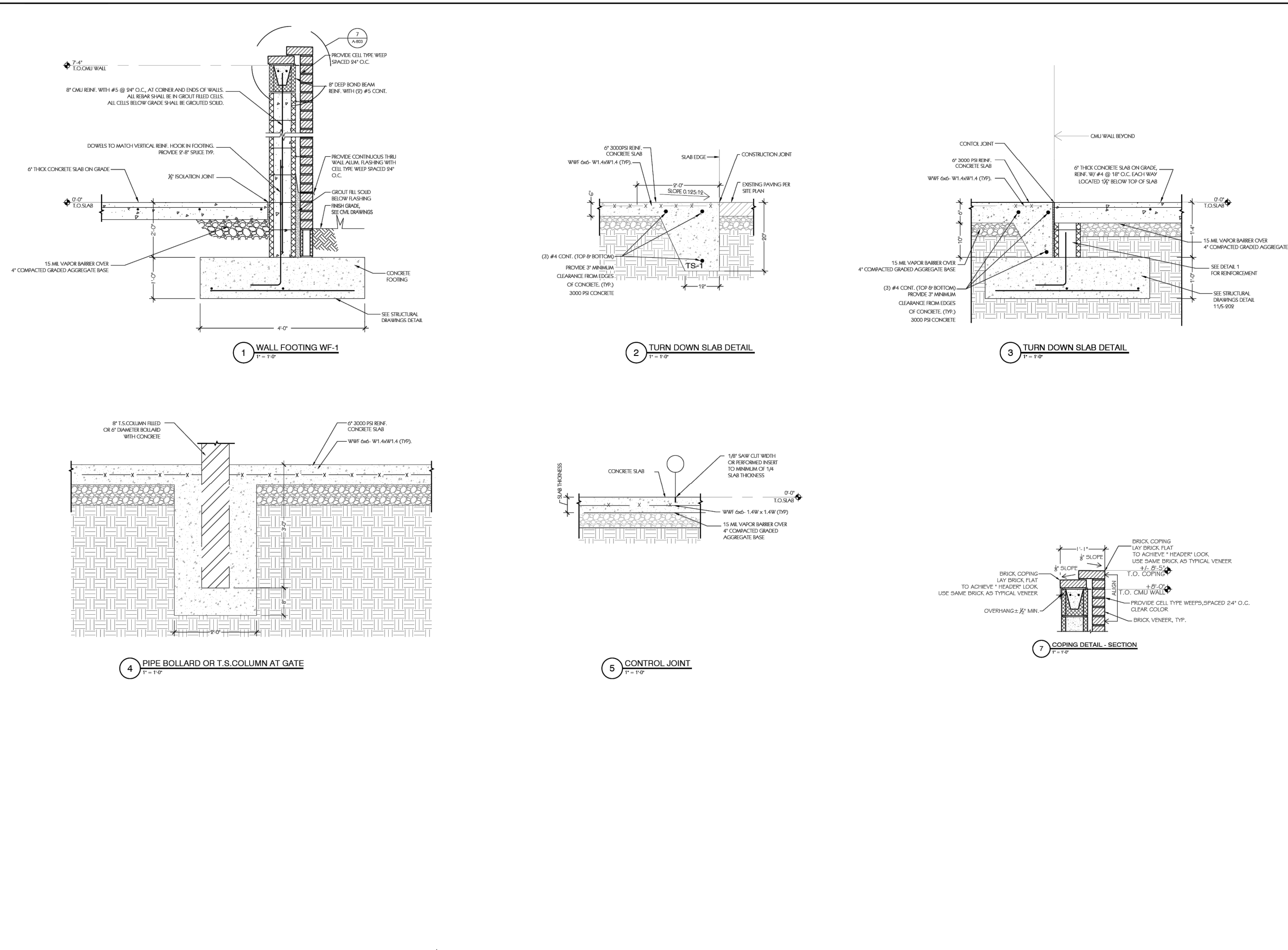
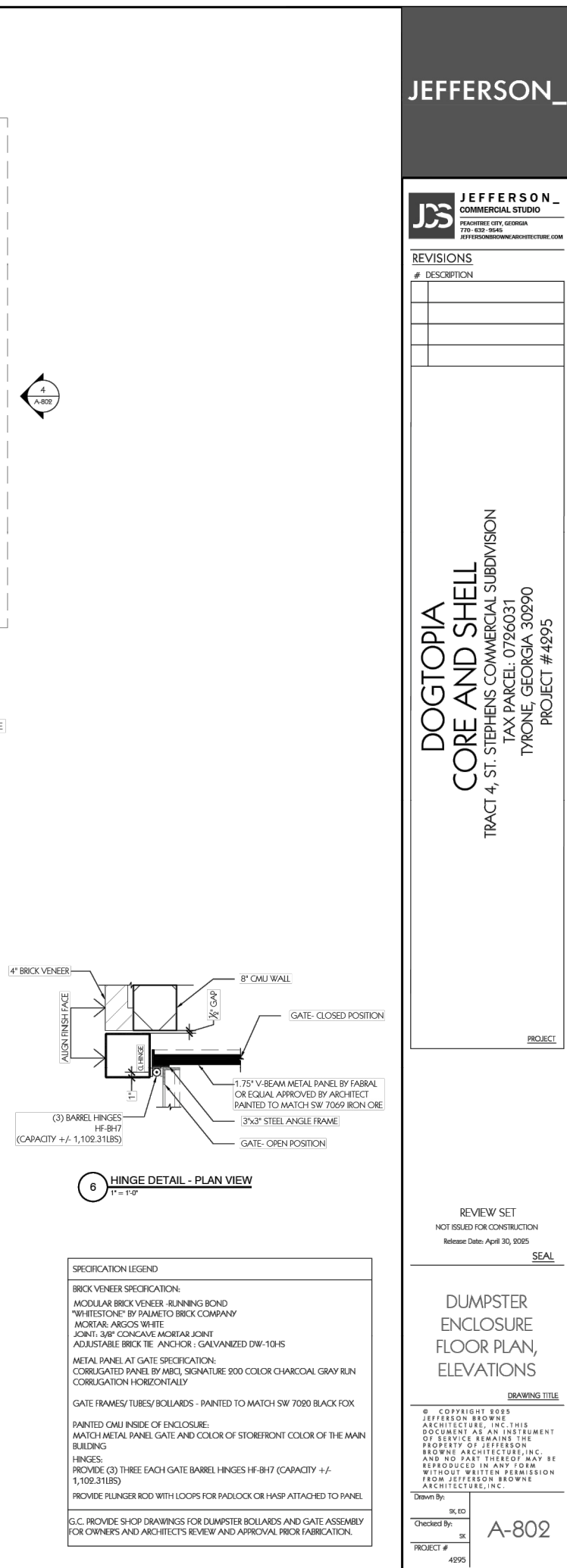
DRAWING NO.
C705

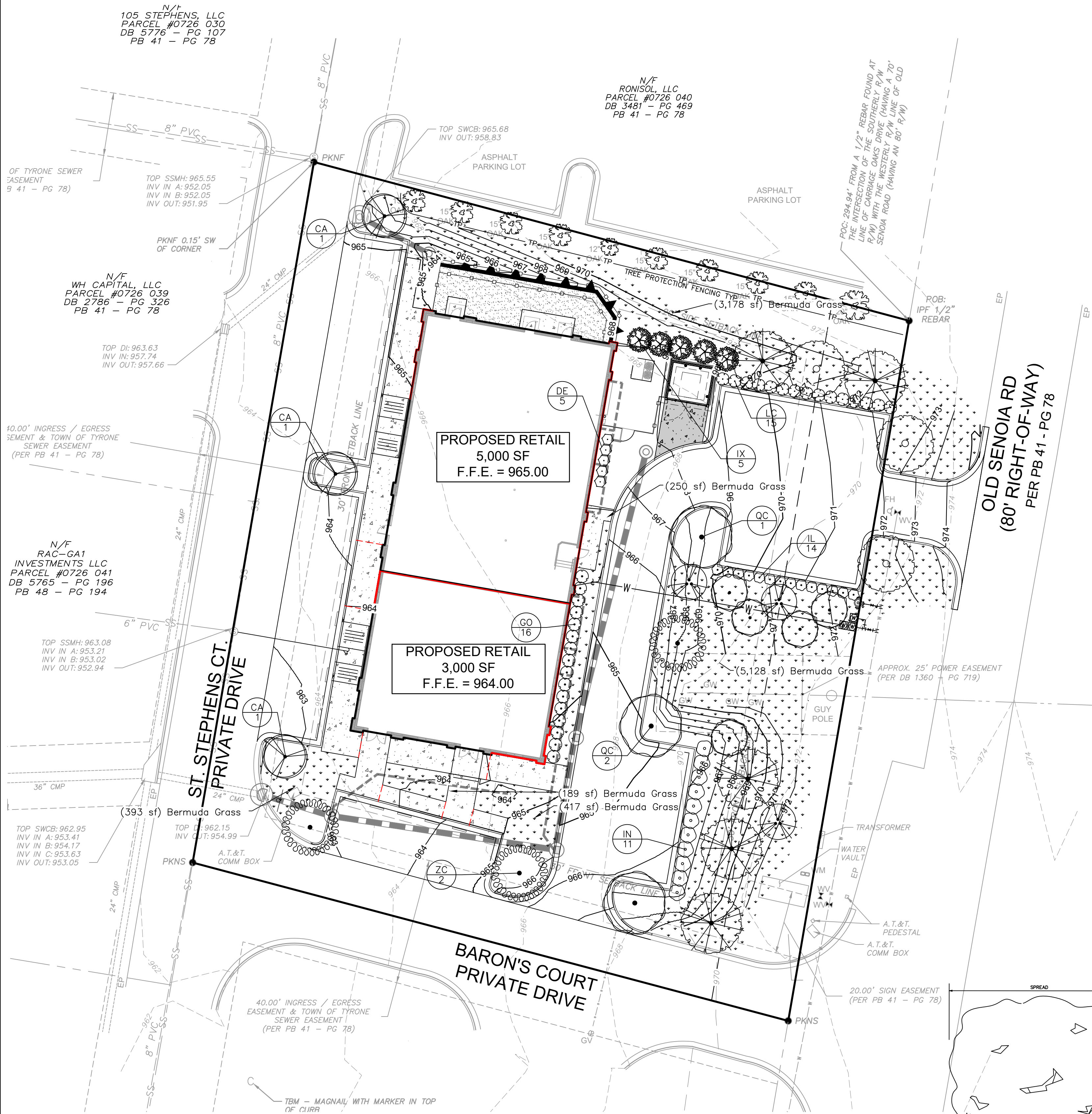
Date:	05/23/25	Drawn by:	RKA	Check by:	JLW
1.					
Rev					

SITE DEVELOPMENT PLANS FOR DOGTOPIA



23

[illegible]



landscape calculations
REQUIRED 1 canopy tree min (2.5" cal) per 1,000 sf of permanently disturbed area & 1 understory tree (1" cal) per 1,000 sf of permanently disturbed area

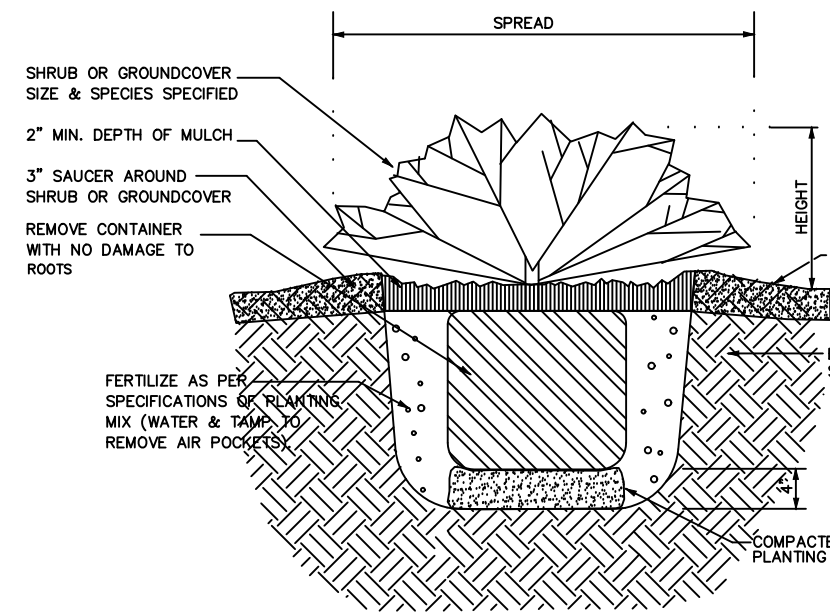
total sf of permanently disturbed area : 22,215 sf
22,215 / 1000 x 2.5 (required overstory inches) = 55.5" required overstory inches
22,215 / 1000 x 1 (required understory inches) = 22" required understory inches
total required inches: 77.5"

PROVIDED

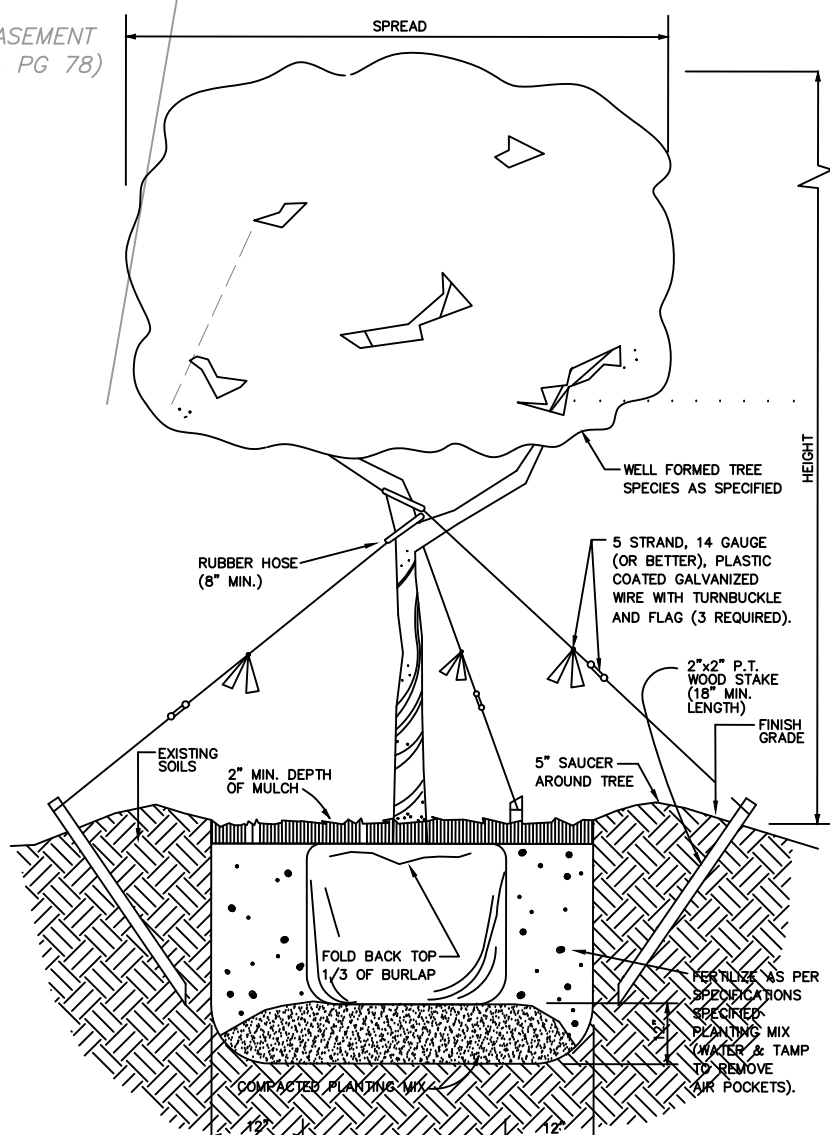
14 OVERSTORY TREES @ 4" CAL = 56"
11 UNDERSTORY TREES @ 2" CAL = 22"
TOTAL PROVIDED ON SITE : 78"

TREE DENSITY UNITS

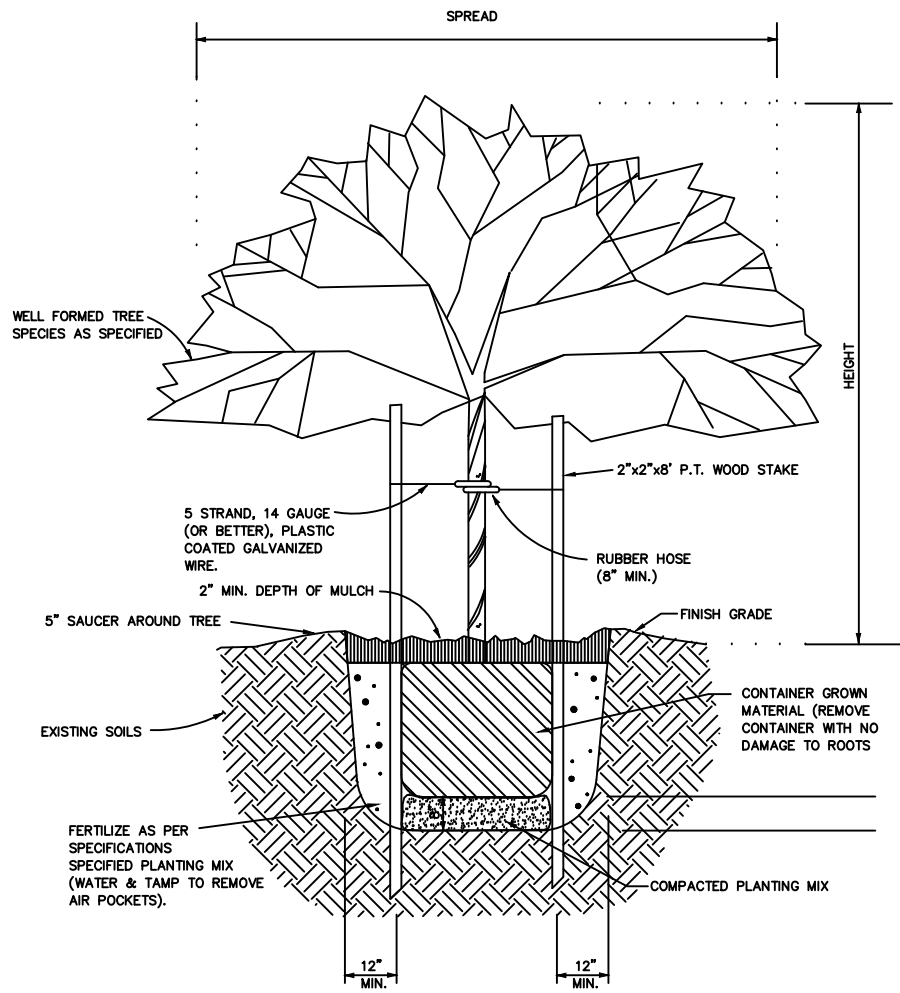
REQUIRED 100 UNITS PER ACRE
site ac : 1.0 ac
EXISTING DENSITY FACTOR:
8: 15" OAKS @ 40 EA = 320 EDU
1: 12" OAKS @ 35 EA = 35 EDU
TOTAL EDU : 355 EDU
0.79 x 100 = 79 SDF REQUIRED
79 SDF = 355 EDU - 0 RDU REQUIR
REQUIREMENT MET



SHRUB AND GROUNDCOVER DETAIL



LARGE TREE PLANTING DETAIL
(CALIPER GREATER THAN 2")
N.T.S.



SMALL TREE PLANTING DETAIL
(2" CALIPER OR SMALLER)
N.T.S.

PLANT_SCHEDULE_SITE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES							
	CA	3	Carpinus caroliniana	American Hornbeam	2" Cal.	B&B	MIN 8' HT
	KD	3	Cornus kousa 'Dwarf Pink'	Kousa Dogwood	2" Cal.	B&B	MIN 8' HT
	IX	5	Ilex x 'Magland'	Oakland™ Holly	4' Ht.	B&B	MIN 4' HT
	PC	5	Pistacia chinensis	Chinese Pistache	2" Cal.	B&B	MIN 8' HT
	QC	3	Quercus coccinea	Scarlet Oak	4" CAL	B&B	MIN 12' HT
	NUT	5	Quercus nuttallii	Nuttall Oak	4" CAL	B&B	MIN 12' HT
	UP	3	Ulmus parvifolia	Chinese Elm	4" CAL	B&B	MIN 12' HT
	ZC	3	Zelkova carpinifolia	Zelkova	4" CAL	B&B	MIN 12' HT
SHRUBS							
	DE	5	Distylium x 'Vintage Jade'	Vintage Jade Distylium	3 gal.	Pot	
	GO	16	Gardenia jasminoides 'Leetwo' TM	ScentAmazing Gardenia	3 gal.	POT	
	IN	11	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	Pot	
	IL	14	Itea virginica 'Little Henry' TM	Virginia Sweetspire	3 gal.	Pot	
	LC	15	Loropetalum chinense 'Crimson Fire'	Crimson Fire Loropetalum	3 gal.	Pot	
GROUND COVERS							
	CT2	9,564 sf	Cynodon dactylon 'Tif 419'	Bermuda Grass	sod		

TREE PROTECTION NOTES

COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE TREE REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.

WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENTIAL PLATTED LOTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK 1980 EDITION AMERICAN ASSOCIATION OF NURSERYMEN.

TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.

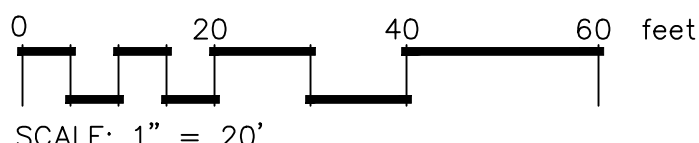
TREE PROTECTION SHALL BE ENFORCED ACCORDING TO STANDARDS ESTABLISHED IN ARTICLE V OF THE TOWN OF TYRONE LAND DEVELOPMENT ORDINANCE.

COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.

WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

LANDSCAPE PLAN NOTES:

- TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO STANDARDS ESTABLISHED IN ARTICLE V OF THE TOWN OF TYRONE LAND DEVELOPMENT ORDINANCE.
- COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.
- WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK 1980 EDITION AMERICAN ASSOCIATION OF NURSERYMEN.
- ANY TREE SPECIES NOT INCLUDED IN THE TOWN'S ORDINANCE ARE SUITABLE FOR THE SITE, EXPECTED TO THRIVE IN THE APPLICABLE USDA PLANT HARDINESS ZONE, AND WILL NOT HAVE A NEGATIVE ECOLOGICAL IMPACT ON LOCAL, NATIVE TREE SPECIES (I.E. THESE TREES THEY ARE NOT CONSIDERED INVASIVE SPECIES).
- THE DEVELOPER SHALL GUARANTEE ALL PLANT MATERIALS AND PROVIDE ADEQUATE MAINTENANCE OF THE ABOVE IMPROVEMENTS FOR A MINIMUM OF ONE YEAR FROM IMPLEMENTATION. THE TOWN SHALL INSPECT SAID IMPROVEMENTS DURING THAT PERIOD TO ENSURE THAT THE APPROVED PLAN HAS BEEN FULLY IMPLEMENTED AND MAINTAINED. IF THE IMPROVEMENTS HAVE DETERIORATED WITHIN THAT ONE-YEAR PERIOD, SUCH LANDSCAPING SHALL BE REPLACED BY THE DEVELOPER.
- AN APPROVED LANDSCAPE PLAN MUST BE IMPLEMENTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, OR THE DEVELOPER MAY CHOOSE TO PROVIDE THE TOWN CLERK WITH A PERFORMANCE BOND OR OTHER ACCEPTABLE SECURITY IN AN AMOUNT EQUAL TO 110 PERCENT OF THE TOWN'S ESTIMATED COST OF THE REQUIRED IMPROVEMENTS WHICH HAVE NOT BEEN INSTALLED OR ARE NOT INSTALLED IN A SATISFACTORY MANNER.
- UPON POSTING THIS BOND OR SECURITY, THE DEVELOPER SHALL HAVE A ONE-YEAR PERIOD IN WHICH TO COMPLETE THE REQUIRED IMPROVEMENTS IN A SATISFACTORY MANNER. OR THE BOND OR OTHER SECURITY SHALL BE FORFEITED AND REVOKED, AND THE TOWN SHALL THEN TAKE WHATEVER ACTION IS NECESSARY TO HAVE THE DEVELOPER COMPLETE THE REQUIRED IMPROVEMENTS AS SOON AS POSSIBLE THEREAFTER.



SCALE: 1" = 20'

..\\Logo\\Development Logo insert.JPG

P.O. BOX 2290 PEACHTREE CITY, GA 30269
PHONE: (678) 878-6968

DOGTOPIA
TOWN OF TYRONE, GA
FAYETTE COUNTY
LAND LOT 139 of the 7th DISTRICT

LANDSCAPE PLAN
/ TREE PROTECTION PLAN

REVISIONS

1 2 3 4


DATE: 5/19/2025
SCALE: 1"=20'
FILE NUMBER:
DRAWN BY: WRE
REVIEWED BY: WRE



5/19/2025
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
LS 1.0

210 Crestwood Road Final Plat

 Phillip Trocquet
Asst. Town Manager
Published 6/23/2025 · 1 min read

Application #	Planning Commission Date	Town Council Date
25TYR-FPLAT00003	06/26/2025	N/A

Application Details

Address	Owner	Parcel #
210 Crestwood Road	Ronald & Sheron Mull	0728 032
Zoning	Proposed Zoning	Future Land Use
R-18 (Residential 1,800 s.f. min)	N/A	Estate Residential
Surrounding Zoning	Site Improvements	Acreage
North: AR & R-18 South: R-12, East: R-18, West, AR	Single Family Home	4.4

Fayette County QPublic

Select to go to the Fayette County Tax Parcel Map



Fayette County Tax Map

Street View Map

Property
210 E Crestwood Rd, Tyrone, Georgia 30290, United States



100 feet 25 m
© 2025 TomTom, © Vexcel Imaging, © 2025 Microsoft Corporation, © OpenStreetMap

Summary & History

Applicant Jerry Crozier has submitted an application for a lot split on behalf of owners Ronald and Sheron Mull. The stated intent is to split the 4.4-acre lot into a 3.001-acre tract and a 1.439-acre tract for the purposes of building an additional home.

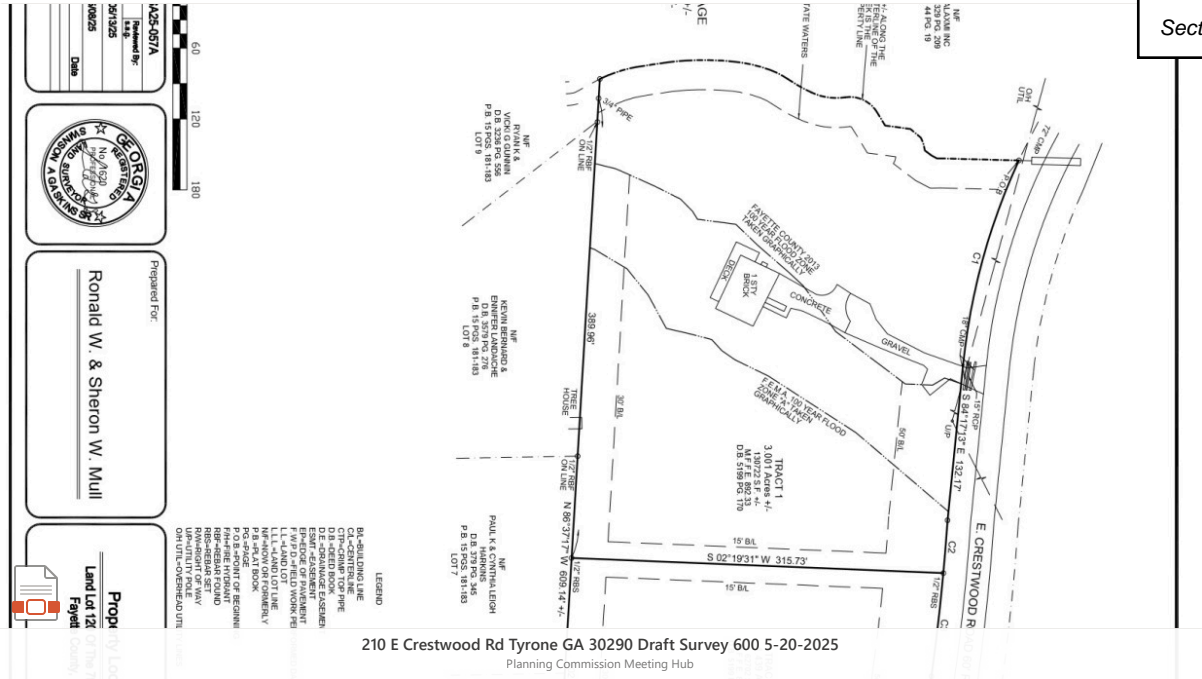
Comprehensive Plan & Future Development Map Compatibility

This property lies within the Estate Residential character areas which encourages lower density residential development not to exceed 1 unit per acre on no less than 1-acre lots.

This submission is consistent with the Comp Plan's stated goals for the Estate Residential character area with a the proposed lot matching this development strategy.

Site and Architectural Documents (Scroll/Swipe to cycle. Click/Tap to Expand)

See all



Ordinance Compatibility

Upon review, staff finds that the proposed plat to be consistent with R-18 development standards. The lot meets the minimum buildable area, lot width, and lot size requirements for the zoning classification and is not in conflict with any overlay or infrastructure ordinance standards.

Staff Recommendation

Staff recommends approval of the plat as submitted.

Supporting Documents & Resources

Dynamic Town Zoning Map

Use this map to search the address and view the surrounding zoning. Each zoning layer can be selected or de-selected in order to filter views.



Town of Tyrone Zoning Map

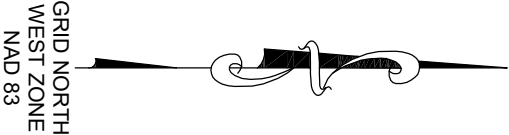
Document Downloads

[See all](#)

<div><div></div></div>	Name <div></div>	Modified <div></div>	Modified By <div></div>
<div></div>	2025 Planning Commission Meetings	April 4	Phillip Trocquet
<div></div>	Town Planning Documents	April 9	Phillip Trocquet

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	180.42'	539.55'	179.58'	S 74°42'27" E
C2	44.92'	1839.02'	44.92'	S 85°26'54" E
C3	87.97'	1839.02'	87.96'	S 83°22'41" E

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.



SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURSDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO. 1620
DATE: 05/13/25

GENERAL NOTES

1. THE TOWN OF TYRONE DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
2. THERE IS GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0079E, DATED SEPTEMBER 26, 2008 MAP, THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
4. THERE ARE STATE WATERS ON THIS PROPERTY.
5. THERE IS NO WETLANDS ON THIS PROPERTY AS PER THE FAYETTE COUNTY GIS MAP.

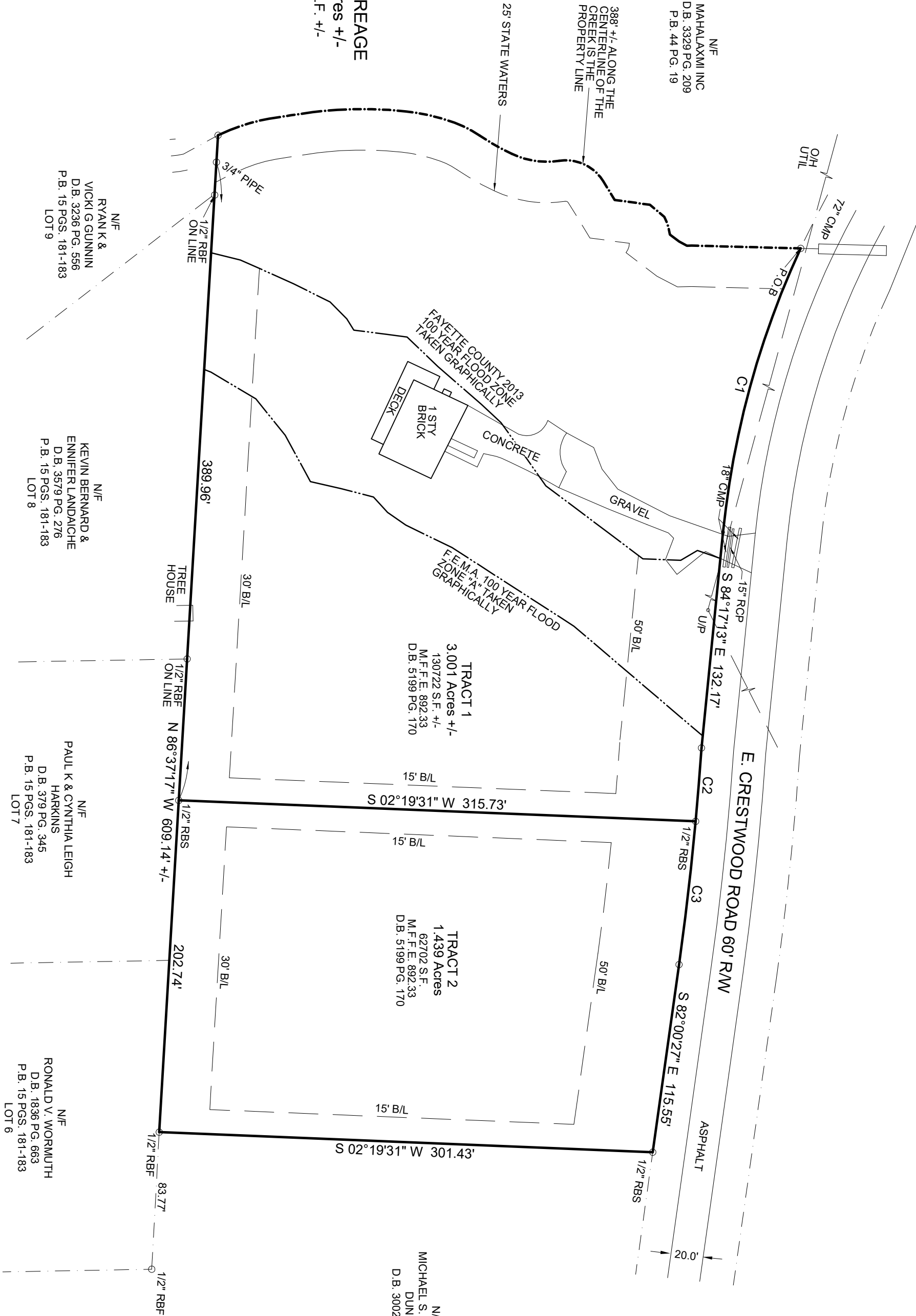
FINAL PLAT APPROVAL:

This complies with the Zoning Regulations, the Land Development Ordinance and all other regulations governing the Land Development for the Town of Tyrone.

Town Engineer: _____
Town Mayor: _____
Owner: _____
Town Clerk: _____
Other: _____
Approved for development as shown: _____

Fayette County
Health Department: _____
Date: _____

TOTAL ACREAGE
4.440 Acres +/-
193424 S.F. +/-



LEGEND

- B/L=BUILDING LINE
- C/L=CENTERLINE
- CTP=CRIMP TOP PIPE
- D.B.=DEED BOOK
- D.E.=DRAINAGE EASEMENT
- ESMT.=EASEMENT
- EP=EDGE OF PAVEMENT
- F.W.P.D.=FIELD WORK PERFORMED DATE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- N/F=NOW OR FORMERLY
- P.G.=PAGE
- P.O.B.=POINT OF BEGINNING
- F/H= FIRE HYDRANT
- RBF=REBAR FOUND
- RBS=REBAR SET
- R/W=RIGHT OF WAY
- UP=UTILITY POLE
- O/H UTIL=OVERHEAD UTILITY LINES

FLOOD STATEMENT
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY AND UNINCORPORATED AREAS DATED SEPTEMBER 26, 2008 MAP NUMBER 13113C0079E, A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADDIIONERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

FIELD CLOSURE = N/A
ANGLE POINT ERROR = N/A
EQUIPMENT USED = CHC NAV 189 AND OR CHC NAV BASE
ADJUSTMENT METHOD = N/A
PLAT CLOSURE = 1" IN 100,000 +

Prepared For:

Ronald W. & Sharon W. Mull

Property Location

Land Lot 120 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
981 Camp Ground Road Griffin Ga. 30223
678.618.5067
sagaskins5@gmail.com

